

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John J. Majewski & Wife, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-6 zone; for the following reasons:

There is a need for attractive, moderately priced, apartment units in the Bowleys Quarter area of Baltimore County.

See Attached Description

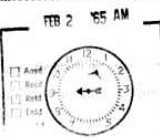
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

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.

John J. Majewski  
Helen E. Majewski  
Legal Owner  
Address 311 Carroll Island Rd.  
Towson 4, Md. 21286  
335-8340  
Petitioner's Attorney  
Protestant's Attorney  
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of February, 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 20th day of March, 1965, at 10:00 o'clock A.M.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: Feb. 26, 1965  
FROM: George E. Gavrellis, Director  
SUBJECT: 65-238-R-6 to R-6. 720 feet from the Intersection of Carroll Island and Bowleys Quarter Roads, on the North side of Carroll Island Road. Being the property of John J. Majewski and Helen Majewski.

15th District

HEARING: Tuesday, March 9, 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 Whitmarsh Expressway's proposed right-of-way line bounds the northeast side of the subject property, roughly paralleling Carroll Island Road about 475 feet away. We understand that the State Roads Commission has already given a commitment to purchase at least part of the right-of-way from the owner of the subject tract (which is now part of a larger parcel including the right-of-way). Thus, the property covered by the petition is a strip between the two roads.
- Property northwest of the subject tract is zoned M.L. and used as a construction contractor's storage yard. It will be proposed in the Composite Guideplan that the subject property be used transitionally between the M.L. and R-6 Zones and developed with apartments. Adequate access to the site will be provided by Bowleys Quarter and Carroll Island Roads as improved. The developer of the subject tract will be expected to contribute to the improvements proposed.
- We question the particular plan now before us in that, among other things, internal circulation would be hampered by parking areas "bucking onto" fairly long service drives. We suggest that the petitioner contact this office to work out such details.
- There is a minor error on the petitioner's plat showing the design density as ".144", which is actually the total number of units proposed.

Pursuant to the advertisement, posting of property, and public hearing on the above petition it appearing that the petitioner having proven an error on the zoning map

the above Re-classification should be had; and the petitioner requesting that the zoning map

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 4th day of May, 1965, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an R-6 zone;

granted, from and after the date of this order, subject to approval of the site plan for the development of said property by Bureau of Public Services and the Office of Planning and Zoning.

George E. Gavrellis  
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

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 4th day of May, 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 zone; and/or the Special Exception for zone be and the same is hereby DENIED.

George E. Gavrellis  
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. John J. Majewski COUNTY OFFICE BUILDING February 5, 1965  
311 Carroll Island Road  
Baltimore, Maryland 21220 TOWSON 4, MARYLAND

Dear Mr. Majewski: Re-classification from  
SUBJECT: R-6 to R-6. Zone for John J. Majewski for property located on N/S of Carroll Island Rd. 720' E of Bowleys Quarter Rd.

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

Bureau of Traffic Engineering Turn arounds should be provided at the terminus of parking courts.

Office of Planning/Zoning The site plan meets all minimum requirements, however, it appears that some aspects such as parking, location of buildings, could be improved. This office feels that the plan is satisfactory at this stage. If granted, the required changes could take place at the building permit stage.

The following members had no comment to offer:

Board of Education  
Building Department  
Health Department  
Fire Bureau  
Industrial Development Commission  
State Roads Commission  
Bureau of Engineering

Yours very truly,

James E. Dyer  
JAMES E. DYER  
Chief of Permit and  
Petition Processing

cc: Bureau of Traffic Engineering  
Office of Planning and Zoning

RUSSELL M. HERBERT - Surveyor  
3005 N. Calvert Street  
Baltimore 18, Maryland

Description of Majewski Property for Zoning

Beginning for the same at a point in the center of Carroll Island Road at the Southeast corner of a parcel of land Conveyed from Majewski to Markins by deed recorded among the land records of Baltimore County and running thence binding on the outlines of said parcel North 18 degrees 14 minutes East 222.87 ft thence North 71 degrees 46 minutes West 125 ft. thence leaving said parcel and binding on the outlines of the lands conveyed from Gryzmalk to John J. Majewski and wife North 18 degrees 14 minutes East 523.24 ft thence South 68 degree 01 minutes East 421.39 ft thence South 21 degrees 13 minutes 20 seconds East 1095.32 ft thence North 88 degrees 36 minutes West 446.24 ft to the center of Carroll Island Road thence along centerline North 47 degrees 49 minutes West 122.78 ft thence North 46 degrees 40 minutes West 453.0 ft thence North 52 degrees 49 minutes West 50 ft to the place of beginning.

Being part of the land described in the deed from Gryzmalk to J.J. Majewski and wife, and recorded among the land records of Baltimore County.

The above beginning point being also 720 feet more or less from the intersection of Carroll Island Road & Bowleys Quarter Road.



MICROFILMED

|                                                                                                                                                                                                              |  |                                                     |  |                      |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------|--|----------------------|--|
| INVOICE                                                                                                                                                                                                      |  | BALTIMORE COUNTY, MARYLAND                          |  | No. 27696            |  |
| OFFICE OF FINANCE                                                                                                                                                                                            |  | Division of Collection and Receipts                 |  | DATE 1/19/65         |  |
| COURT HOUSE                                                                                                                                                                                                  |  | TOWSON 4, MARYLAND                                  |  |                      |  |
| TO: Cash                                                                                                                                                                                                     |  | BILLED BY: Zoning Department of Baltimore County    |  |                      |  |
| DEPOSIT TO ACCOUNT NO. 0-622                                                                                                                                                                                 |  | QUANTITY                                            |  | TOTAL AMOUNT \$48.00 |  |
| DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE                                                                                                                                                         |  | Petition for Re-classification for John J. Majewski |  | 50.00                |  |
|                                                                                                                                                                                                              |  | 1-1965 4217 • 27696 TIP-                            |  | 50.00                |  |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND<br>PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. |  |                                                     |  |                      |  |

|                                                                                                                                                                                                              |  |                                                  |  |                       |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------|--|-----------------------|--|
| INVOICE                                                                                                                                                                                                      |  | BALTIMORE COUNTY, MARYLAND                       |  | No. 28584             |  |
| OFFICE OF FINANCE                                                                                                                                                                                            |  | Division of Collection and Receipts              |  | DATE 2/4/65           |  |
| COURT HOUSE                                                                                                                                                                                                  |  | TOWSON 4, MARYLAND                               |  |                       |  |
| TO: John Majewski                                                                                                                                                                                            |  | BILLED BY: Zoning Department of Baltimore County |  |                       |  |
| 311 Carroll Island Road, Towson, Md. 21286                                                                                                                                                                   |  | QUANTITY                                         |  | TOTAL AMOUNT \$150.00 |  |
| DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE                                                                                                                                                         |  | Advertising and posting of property              |  | 150.00                |  |
|                                                                                                                                                                                                              |  | 285-238-R                                        |  | 28584 TIP-            |  |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND<br>PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. |  |                                                  |  |                       |  |

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: March  
FROM: George E. Gavrellis, Director  
SUBJECT: Petition 65-238-R



At the conclusion of your hearing on the subject petition a group of Carrollwood residents and the petitioner met with me to discuss site planning, architectural style, type of occupancy, and rental levels in connection with apartment development here. There appears to be firm possibilities for agreement between the Carrollwood residents and the petitioner on these factors. The residents requested that you give favorable consideration for delaying any decision on the subject petition until they can discuss in depth all of these elements with the petitioner. If agreement can be reached Mr. Majewski will report to you not later than two (2) weeks from this date.

George E. Gavrellis  
GEORGE E. GAVRELLIS, Director  
Office of Planning and Zoning

GEG:hms  
cc: Mr. Majewski (John)  
Box 467, Route 14  
Baltimore 20, Md.  
Mr. A.D. Summuck  
3704 Hollygrove Road  
Baltimore Md. 21220

MICROFILMED

|                                                                                                                                                                                                              |  |                                                  |  |                       |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------|--|-----------------------|--|
| INVOICE                                                                                                                                                                                                      |  | BALTIMORE COUNTY, MARYLAND                       |  | No. 28584             |  |
| OFFICE OF FINANCE                                                                                                                                                                                            |  | Division of Collection and Receipts              |  | DATE 2/4/65           |  |
| COURT HOUSE                                                                                                                                                                                                  |  | TOWSON 4, MARYLAND                               |  |                       |  |
| TO: John Majewski                                                                                                                                                                                            |  | BILLED BY: Zoning Department of Baltimore County |  |                       |  |
| 311 Carroll Island Road, Towson, Md. 21286                                                                                                                                                                   |  | QUANTITY                                         |  | TOTAL AMOUNT \$150.00 |  |
| DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE                                                                                                                                                         |  | Advertising and posting of property              |  | 150.00                |  |
|                                                                                                                                                                                                              |  | 285-238-R                                        |  | 28584 TIP-            |  |
| IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND<br>MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND<br>PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE. |  |                                                  |  |                       |  |

Remarks: Advised by Paul Date of return: 2-25-65

MICROFILMED

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer - Chairman  
Zoning Advisory Committee

FROM: Mr. Charles F. Morris, Sr.  
Fire Bureau - Plans Review

SUBJECT: Property owner - John Majewski  
N/S Carroll Island Road 720' from  
Intersection of Carroll Island and  
Bowleys Quarters Roads  
District 15 - 2/2/65  
Present Zoning R-6  
Proposed Zoning R-4  
Apartments - 144 Units

Date: February 11, 1965

- Existing hydrant and a 16" water main located on Carroll Island Road.
- 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 Design Manual. Spacing of hydrants shall be 500 feet distance apart as measured along an improved road, and within 300 feet from any dwelling. Hydrants shall be located in a pattern approved by the Baltimore County Fire Bureau.
- Parking shall be designed so as to give emergency vehicles an improved radius for turning at end of parking areas.

CPH/bbr



## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 19, 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., ~~on~~ on 11th successive week before the 9th day of March, 1965, the 1965 publication appearing on the 15th day of February, 1965.

THE JEFFERSONIAN

*L. Frank Strickland*  
Manager.

Cost of Advertisement, \$.....

*[Faint, mostly illegible text from a newspaper clipping, likely the advertisement mentioned in the certificate.]*

## CERTIFICATE OF PUBLICATION

OFFICE OF  
The Community Press

DUNDALK, MD., February 19, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "John J. Majewski" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 16th day of February 1965; that is to say, the same was inserted in the issues of 2-17-65

Stromberg Publications, Inc.  
Publisher.

By Mrs. Palmer Price  
*Mrs. Palmer Price*

PETITION FOR  
RECLASSIFICATION  
AND EXEMPTION  
Zoning: From R-6 to R-4  
LOCATION: 720 feet from the  
intersection of Carroll Island and  
Bowleys Quarters Roads on the  
North side of Carroll Island  
Road.  
DATE AND TIME: TUESDAY  
MARCH 9, 1965 at 10:00 A.M.  
PUBLIC HEARING: Room 105,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson, Md.  
The Zoning Commission of  
Baltimore County, by authority  
of the Zoning Act and Regulations  
of Baltimore County, will  
hold a public hearing:  
Petition: R-4  
Proposed Zoning: R-4  
All that parcel of land in the  
Fifteenth District of Baltimore  
County.  
Beginning for the same at a  
point in the center of Carroll Is-  
land Road at the Southwest cor-  
ner of a parcel of land con-  
veyed from Majewski to Martins  
by deed recorded among the land  
records of Baltimore County and  
running thence binding on the  
outlines of said parcel North 10  
degrees 14 minutes East 222.87  
ft. thence North 71 degrees 48  
minutes West 125 ft. thence leav-  
ing said parcel and bounding on  
the outlines of the lands con-  
veyed from Gryzmalk to John  
J. Majewski and wife North 18  
degrees 14 minutes East 528.54  
ft. thence South 62 degrees 01  
minutes East 421.29 ft. thence  
South 21 degrees 13 minutes 20  
seconds East 1085.32 ft. thence  
North 88 degrees 36 minutes  
West 446.24 ft. to the corner of  
Carroll Island Road thence along  
centerline North 47 degrees 49  
minutes West 122.79 ft. thence  
North 46 degrees 40 minutes  
West 452.0 ft. thence North 62  
degrees 49 minutes West 50 ft.  
to the place of beginning.  
Being part of the land de-  
scribed in the deed from Gryz-  
malk to J.J. Majewski and wife  
and recorded among the land  
records of Baltimore County.  
The above beginning point be-  
ing also 720 feet more or less  
from the intersection of Carroll  
Island Road Bowleys Quarter  
Road.  
Being the property of John J.  
Majewski and Helen Majewski,  
as shown on plat plan filed with  
the Zoning Department.  
Hearing Date: Tuesday, March  
9, 1965 at 10:00 A.M.  
Public Hearing: Room 105,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson, Md.  
BY ORDER OF  
JOHN G. ROSE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

Mr. John J. Majewski  
211 Carroll Island Road  
Baltimore, Md. 21205

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

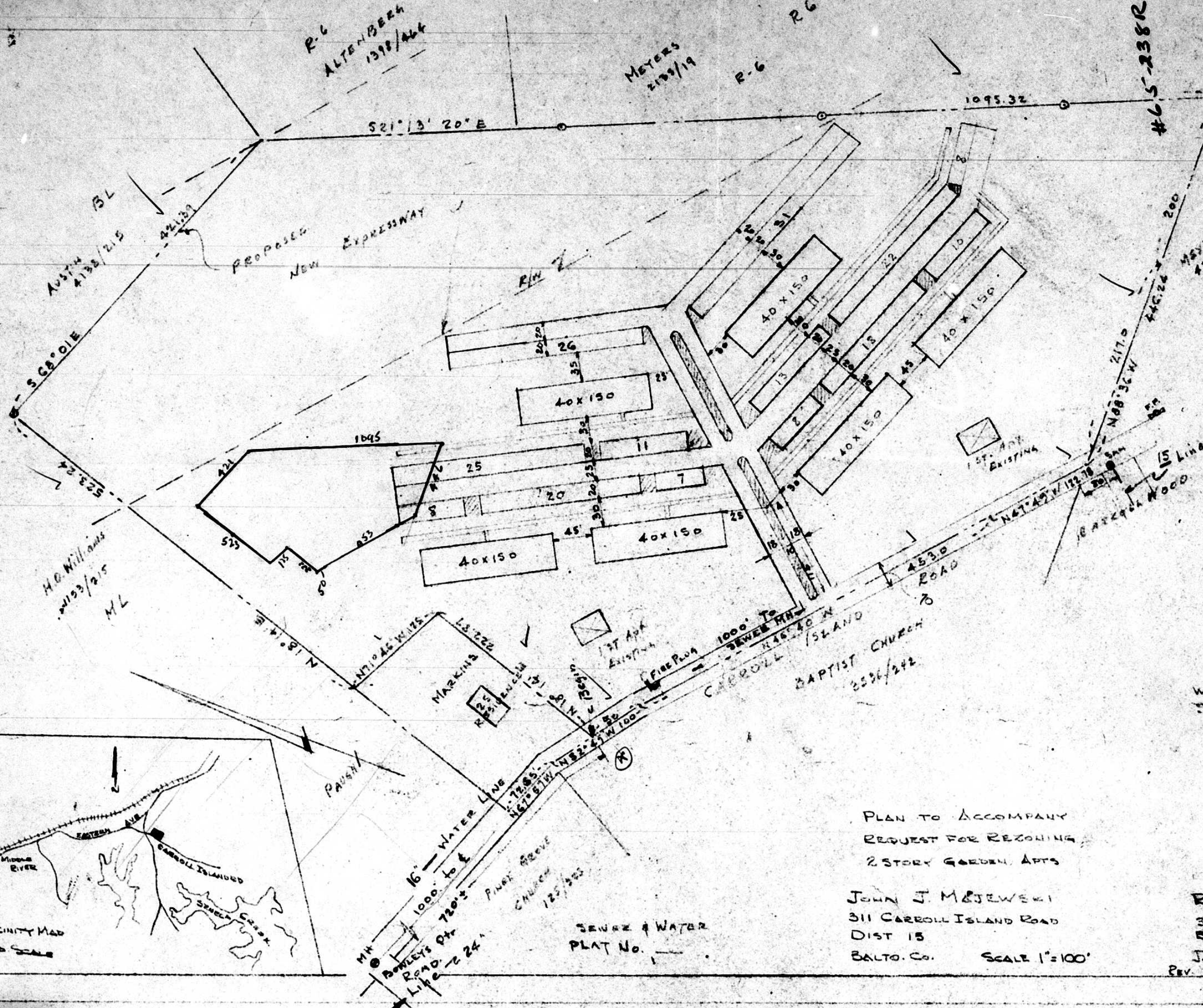
Your petition has been received and accepted for filing this  
2nd day of February, 1965.

Owners Name: John Majewski  
Reviewed by: *James E. Dyer*

*John G. Rose*  
JOHN G. ROSE  
Zoning Commissioner



MAP  
15-C  
RA

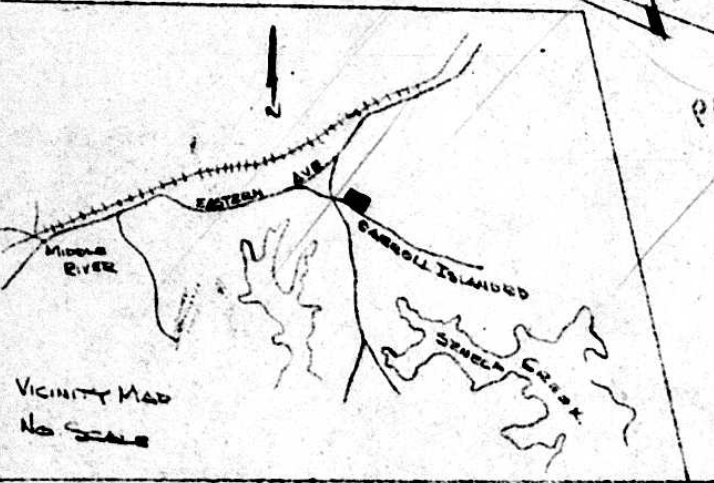


|                   |        |
|-------------------|--------|
| ZONING            |        |
| EXISTING          | R-6    |
| PROPOSED          | R-A    |
| AREA              |        |
| GROSS             | 14.704 |
| NET               | 14.349 |
| DENSITY DESIGN    |        |
| GROSS             | 9.98   |
| NET               | 10.03  |
| TOTAL             | 144    |
| DENSITY PERMITTED |        |
| GROSS             | 235.26 |
| NET               | 258.28 |
| TOTAL             | 235.26 |
| PARKING 9' x 20'  |        |
| REQUIRED          | 144    |
| PROVIDED          | 207    |
| WATER AVAILABLE   |        |
| SEWER             |        |



RUSSELL M. HARBERT  
SURVEYOR  
3005 N. CALVERT ST.  
BALTO. MD. 21213  
JAN 4 1965  
REV. JAN 18 1965

PLAN TO ACCOMPANY  
REQUEST FOR REZONING  
2 STORY GARDEN APTS  
  
JOHN J. MAJEWSKI  
311 CARROLL ISLAND ROAD  
DIST 15  
BALTO. CO. SCALE 1"=100'



SEWER & WATER  
PLAT No. \_\_\_\_\_