

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Herbert & Martha Sinsky, William & Sylvia Sinsky, Mollie Rudow,
I, or we, Gail Realty, Inc., legal owner, of the property situated in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof, MAP
herby petition (1) that the zoning status of the herein described property be re-classified, pursuant 2-B
to the Zoning Law of Baltimore County, from an R6 zone to WESTERN
RA area for the following reasons:

- (1) Because of changes in the character of the neighborhood; and
- (2) Because of an error in the original zoning.

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 an elevator apartment building.

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.

Mollie Rudow
GAIL REALTY, INC.
Legal Owner
Address: 331 St. Paul St., Baltimore, Md.
By: Max Goodman
Contract Purchaser
Address: Baltimore, Maryland 21202
Protestant's Attorney
Address: Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of March, 1966, 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 19th day of April, 1966, at 1:30 o'clock.

John G. Ross
Zoning Commissioner of Baltimore County.
(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John & Edith Euler, legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, 2-B
herby petition (1) that the zoning status of the herein described property be re-classified, pursuant WESTERN
to the Zoning Law of Baltimore County, from an R6 zone to an area
RA area for the following reasons:

- (1) Because of changes in the character of the neighborhood; and
- (2) Because of an error in the original zoning.

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 an elevator apartment building.

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.

Harlei Construction Company
By: John & Edith Euler
Contract purchaser
Address: 2821 Strathmore Avenue
Baltimore, Maryland 21214
Legal Owner
Address: 3636 Eitemiller Road
Baltimore, Maryland 21207
George W. White, Jr., Petitioner's Attorney
Address: Baltimore, Maryland 21202
Protestant's Attorney
Address: Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of March, 1966, 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 19th day of April, 1966, at 1:30 o'clock.

John G. Ross
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR RECLASSIFICATION
from an R-6 zone to an R-A zone,
and SPECIAL EXCEPTION for an
Elevator Apartment Building,
NE/S Eulerdale Drive 155' NE
of Langreth Road,
2nd District
John and Edith Euler, Petitioners
Harlei Construction Company,
Contract Purchaser

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 65-289-RX

OPINION

This matter comes before the Board of Appeals on the petition of John and Edith Euler and the Harlei Construction Company for the reclassification of 30.1 acres of land from its present R-6 classification to R-A (Residential-Apartments), and a special exception for an Elevator Apartment Building (in the mid-rise apartment category) on a small portion of said land located in the southeast portion of subject property.

The property is located at the end of a street known as Euler Avenue in the Second Election District of Baltimore County. Euler Avenue runs to the north of Milford Mill Road and connects with Milford Mill Road at a point approximately 1200 feet north of the intersection of Milford Mill and Liberty Roads. There is, however, a proposed relocation of Milford Mill Road in the vicinity of the subject property so that Milford Mill Road will actually abut subject property on the east. This relocation of Milford Mill Road (see Petitioners' Exhibits No. 2 and No. 3) is currently being designed by Matz, Childs and Associates, Inc. under contract with Baltimore County as indicated in Petitioners' Exhibit No. 3, a letter from Albert B. Kaltenbach, Director of Public Works for Baltimore County dated January 18, 1966. Funds for the acquisition for rights-of-way on this project are in the 1966-67 Budget with funds for construction in the following year. There is also a possibility that construction of that short stretch from Wildor Avenue westerly to the subject property (see Petitioners' Exhibit No. 2) could be accomplished during 1966-67 provided the rights-of-way can be cleared. This construction would have to be completed as a developer type project.

The property is bounded on the west by land owned by the Baltimore County Board of Education for drainage purposes for their recreation fields located further west of the subject property, being a strip, approximately 100 feet wide, of park-type open space; on the north by a thirty-five acre parcel which is the property of Leon Crane and which was reclassified from R-6 to R-A in 1965; to the south by R-6 residential properties, particularly along Langreth Road and Eitemiller Road both of which connect with the subject property. To the east and southeast of the property is Milford Mill Road and across Milford

John & Edith Euler - #65-289-RX

MILL a project known as "Victoria"; and to the northeast of the subject property is the Milford Mill swimming pool and picnic grounds which has been operated as such since 1960. The petitioners' base their case for reclassification primarily upon the principle of change in the character of the neighborhood which has taken place since the adoption of the comprehensive land use map in question on November 15, 1962. The primary change indicated is that of the aforementioned property of Leon Crane, located just north of the subject property, which was reclassified from R-6 to R-A by decision of the Baltimore County Board of Appeals dated February 4, 1964, and this reclassification was finally affirmed by an Order of the Court of Appeals of Maryland dated October 14, 1965. There was also testimony as to three other reclassifications of significance in the general area of the subject property, and testimony as to other changes as a result of:

1. The relocation of Milford Mill Road, and
2. An increase in the need for apartments as a result of the modern trend toward apartment living.

It is the opinion of the Board that there has been a sufficient change in the character of the neighborhood to warrant the reclassification of the subject property from R-6 to R-A as requested by the petitioners.

The petitioners have also asked for a special exception for the Elevator Apartment Building on the southeast portion of the subject tract (see Petitioners' Exhibit No. 1). Several persons living in the neighborhood along Langreth and Eitemiller Roads appeared to protest the reclassification and special exception petitioned for and stated as their primary reason for protesting that they felt the proposed use for apartments would tend to create traffic problems and congestion along roads and streets in the general area. These protestants were particularly concerned over any additional traffic being generated along Langreth or Eitemiller Roads. Eitemiller Road is a paved road approximately twenty feet wide on a fifty foot right-of-way, and is entirely without curb or gutter. The more recent developed portion of Langreth Road, consisting of that portion from the subject property extending southerly approximately 200 feet, is a paved road thirty feet wide and has curb and gutter. However, from the end of that 200 foot portion southerly to Liberty Road, the balance of Langreth Road is exactly like Eitemiller Road. It was the opinion of Mr. Robert Czaban, a qualified traffic engineer who testified on behalf of the petitioners, that ninety percent of the residents occupying the proposed apartments, to be located on the subject property would use as a means of ingress and egress Milford Mill Road (as relocated) rather than Eitemiller or Langreth Roads. Persons leaving the proposed apartment project by the exit shown on Petitioners' Exhibit No. 1 would only have to travel about 1500 feet

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Calverton Ave.
Towson, Md. 21204
Tel. 9-0888

George E. Gavrilus
Director
John G. Ross
Zoning Commissioner

Mr. Max Goodman,
2321 Swarthmore Avenue
Baltimore, Maryland 21215

Re: Petition for Reclassification and Special Exception - N/E Side Eulerdale Drive 155' N/E of Langreth Road, 2nd District - John and Edith Euler, Petitioners - Harlei Const. Co., Cont. Pur./ No. 65-289-RX

Dear Mr. Goodman:

I am in receipt of your letter of March 17 requesting an extension of the special exception in the above matter.

I have today passed my Order granting an extension for two (2) years beginning March 18, 1968 and expiring March 18, 1970.

Attached is copy of said Order.

Very truly yours,
John G. Ross
Zoning Commissioner

cc: George W. White, Esq.,
10 Light Street,
Baltimore, Md. 21202

Harry S. Swartzel, Jr.,
1709 Munsey Bldg.,
Baltimore, Md. 21202

Fred E. Waldrop, Esq.,
Masonic Building
Towson, Md. 21204

RE: PETITION FOR RECLASSIFICATION
and Special Exception - N/E Side
Eulerdale Drive 155' N/E of
Langreth Road, 2nd District
John & Edith Euler, Petitioners
Harlei Const. Co., Cont. Pur.
BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 650289-RX

It is this 18th day of March, 1968, by the

Zoning Commissioner of Baltimore County, ORDERED that the

aforesaid special exception is hereby extended for a period of

two (2) years from March 18, 1968 to March 18, 1970.

John G. Ross
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE 3/20/68
BY John G. Ross

John & Edith Euler - #65-289-RX

further south along the relocated Milford Mill Road to the intersection of Liberty Road, and from that point about one-half mile east to the Beltway interchange.

The Board is of the opinion, from the testimony offered, that a traffic problem would not be created by the proposed reclassification to R-A or the granting of the special exception for the Elevator Apartments. It is our further feeling that petitioners have satisfied the requirements of Section 502.1 pertaining to special exceptions. It is, however, our general feeling that the location of apartments in this vicinity should be oriented, traffic wise, toward the newly relocated Milford Mill Road rather than along the narrower Eitemiller and Langreth Roads, and that the apartment residents should not use Eitemiller or Langreth Roads for their means of ingress and egress. It is for this reason we impose as one of the restrictions in the granting of the special exception that a means of ingress and/or egress should not be provided or allowed from the subject property to the aforesaid Eitemiller or Langreth Roads.

For the foregoing reasons the Board is granting the special exception subject to the following restrictions:

1. Site plan approval by the Department of Planning and Zoning, and the Department of Public Works
2. That no ingress and/or egress be permitted from the subject property southerly along Eitemiller Road or Langreth Road

ORDER

For the reasons set forth in the aforesaid Opinion, It is this 18th day of March, 1968 by the County Board of Appeals, ORDERED that the reclassification and special exception petitioned for, be and the same is hereby GRANTED, subject to the aforesaid restrictions.

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. Gilles Parker

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Byer - Chairman
Zoning Advisory Committee
FROM: Mr. Charles F. Morris, Jr.
Vice Chairman - Plans Review
SUBJECT: Property Owner - John Euler
NE/S of Eulerdale Dr. - 155' NE, Langreth Road
District 2 - 2-B NW-6 G
Present Zoning: 2-B
Proposed Zoning: R-A With Special Exception for
Elevator Apartment Building
No. Acres: 30.1
Date: March 11, 1968

1. 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, 1964 Edition. Spacing of hydrants shall be 500 feet distance apart. Hydrants shall be located in a pattern approved by the Baltimore County Fire Bureau.

2. Parking shall be designed so as to give emergency vehicles an improved radius for turning at end of parking areas.

CDM/bhr

EVERETT L. BUCKMASTER
GEORGE W. WHITE, JR.
CHARLES H. HENDEL
THOMAS J. HENDEL
SAMUEL D. HILL
JOHN P. L. JOHNSON
JOHN F. KELLEY, JR.
WILBERT H. SIKOTA

LAW OFFICES
BUCMASTER, WHITE, MINDEL & CLARKE

10 LIGHT STREET
BALTIMORE, MD 21208
TELEPHONE: MULBERRY 5-8747

April 29, 1965



CERTIFIED MAIL

Honorable John G. Rose
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
R-6 to R.A. and Special Exception
for Elevator Apartment Building
NE/S of Eulerdale Drive, 155'
Northeast of Langrehr Road -
2nd District
John & Edith Euler, Herbert & Martha
Sinsky, William & Sylvia Sinsky,
Mollie Rudow and Gail Realty, Inc.,
Petitioners
No. 65-289-RX

Dear Mr. Rose:

Please enter an Appeal on behalf of Harlei Construction Company, Contract purchaser, to the Baltimore County Board of Appeals from the Order of Edward D. Hardesty, Deputy Zoning Commissioner, dated April 19, 1965, denying the reclassification and special exception sought in the above entitled matter.

Please transmit all papers and records in the case to the Baltimore County Board of Appeals.

We have enclosed our check No. 22444, made payable to Baltimore County, Maryland, in the amount of \$80.00, covering the costs of the Appeal and two signs.

Very truly yours,

George W. White, Jr.
Attorney for Harlei Construction Company

GWW:rlv
Enclosure
cc: PLSA, WATGFOR, ENQ, Esq.

March 18, 1968

Mr. Max Goodman,
2321 Swarthmore Avenue
Baltimore, Maryland 21215

Re: Petition for Reclassification and
Special Exception - N/E Side
Eulerdale Drive 155' N/E of
Langrehr Road, 2nd District -
John & Edith Euler, Petitioner -
Harlei Const. Co., Cont. Par/
No. 65-289-RX

Dear Mr. Goodman:

I am in receipt of your letter of March 17
requesting an extension of the special exception in the above
matter.

I have today passed my Order granting
an extension for two (2) years beginning March 18, 1968 and
expiring March 18, 1970.

Attached is copy of said Order.

Very truly yours

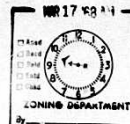
Zoning Commissioner

cc: George W. White, Esq.,
10 Light Street,
Baltimore, Md. 21202

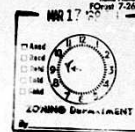
Harry S. Swartzwelder, Jr.,
1709 Munsey Bldg.,
Baltimore, Md. 21202

Fred E. Waldrop, Esq.,
Masonic Building
Towson, Md. 21204

Office Phone
Plaza 2-0005



MAX
GOODMAN
Realtor
1900 NORTH CHARMING
BALTIMORE, MARYLAND
21215
BALTIMORE, MD. 21215



MARCH 17, 1968.

MR. JOHN G. ROSE,
ZONING COMMISSIONER,
BALTIMORE COUNTY, MD.

DEAR MR. ROSE:

ON MARCH THE EIGHTEENTH OF 1966, THE
ZONING BOARD OF APPEALS GRANTED A RECLASSIFICATION AND
SPECIAL EXCEPTION PETITIONS FOR UNDER ZONING CASE NUMBER
65-289RX.

I AM INFORMED THAT SPECIAL EXCEPTIONS
MAY BE USED WITHIN TWO YEARS SINCE THIS TWO YEAR PERIOD IS
NOW EXPIRING, I THEREFORE ASK FOR AN EXTENSION FOR AN ADDITIONAL
TWO YEARS.

YOUR KIND CONSIDERATION IN THE ABOVE
WOULD BE SINCERELY APPRECIATED.

VERY TRULY YOURS,

Max Goodman

RE: PETITION FOR RECLASSIFICATION
and Special Exception - N/E Side
Eulerdale Drive 155' N/E of
Langrehr Road, 2nd District -
John & Edith Euler, Petitioner -
Harlei Const. Co., Cont. Par.

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 65289-RX

It is this _____ day of March, 1968, by the

Zoning Commissioner of Baltimore County, ORDERED that the
aforesaid special exception is hereby extended for a period of
two (2) years from March 18, 1968 to March 18, 1970.

Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 6, 1965

FROM: George E. Gavrellis, Director

SUBJECT: Petition #65-289-RX. "R-6 to R.A. and a Special Exception for Elevator Apartment Building - Northeast side of Eulerdale Drive 155 feet Northeast of Langrehr Road. Being the property of John and Edith Euler, et. al."

2nd District

HEARING: Monday, April 19, 1965 (1:30 P.M.)

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

"It is proposed to realign Milford Mill Road in 1970 to the northwest of its present location, so that it will abut the subject property. Part of the new right-of-way could be obtained by the County in connection with development of the site. The southern portion of the new right-of-way, however, could not be obtained at that time. Present access to the site is by way of Langrehr and Eitel Miller Roads - both too narrowly paved and passing through cottage areas; other access would require a devious route along present Milford Mill, then doubling back. Until Milford Mill Road is realigned, access to the subject site will be inadequate, from a planning viewpoint, for any apartment development. An apartment proposal is thus premature at this time.

RE: PETITION FOR RECLASSIFICATION
R-6 to R.A. and Special Exception
for Elevator Apartment Building
NE/S of Eulerdale Drive, 155'
Northeast of Langrehr Road -
2nd District
John Euler et al-Petitioner

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF

BALTIMORE COUNTY
No. 65-289-RX

This petition was submitted on a stipulation
of facts by counsel for all interested parties. In view of the existing
traffic pattern in the immediate neighborhood, it would appear that the
subject petition is prematurely filed.

It is therefore, Ordered by the Deputy Zoning
Commissioner of Baltimore County, this 19 day of April, 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 an R-6 Zone; and the Special Exception for an
Elevator Apartment Building be and the same is hereby DENIED.

Edward D. Hardesty
Deputy Zoning Commissioner
Baltimore County

Leanne Nantz, P. E.
John G. Childs, L. S.
Engineers - Surveyors - Site Planners
George M. Riddle, L. S.
Robert W. Fisher, P. E.
Lawrence A. Glass, P. E.
Norman F. Horowitz, L. S.
Paul Lee, P. E.
Paul S. Swanson

CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
1020 Connell Bridge Rd., Towson, Md. 21204
222 - 0900

DESCRIPTION

30.1 ACRE PARCEL - NE SIDE OF EULERDALE DRIVE
SECOND ELECTION DISTRICT - BALTIMORE COUNTY.

MARYLAND

Present Zoning R6
Proposed Zoning RA (with Special Exception for Elevator Apartments)

Beginning for the same at a point on the northeast side of Eulerdale
Drive, 60 feet wide, as shown on a plat entitled "Plat No. 1 of Eulerdale"
and recorded among the Land Records of Baltimore County in Plat Book
G.L.B. 22, page 86, said point of beginning located S 46° 05' 30" E -
155.00 feet, more or less, as measured along said northeast side of
Eulerdale Drive from its intersection with the northeasterly prolongation
of the center line of Langrehr Road, as shown on said plat running thence,
binding on a part of the outline of said plat S 43° 54' 30" W - 283.95 feet,
thence S 46° 13' E - 155.00 feet to a point in the center line of Eitel Miller
Road, thence binding on said center line, S 43° 47' W - 123.50 feet, thence
S 46° 13' E - 186.50 feet, S 43° 47' W - 80.30 feet, S 36° 24' E - 311.02
feet, N 23° 05' 50" E - 71.92 feet, N 53° 15' 30" E - 126.66 feet,
N 27° 12' W - 120.00 feet, N 53° 13' 30" E - 160.60 feet to a point on the
southwest side of Euler Avenue, 18 feet wide, thence N 43° 48' E - 18.00
feet to a point on the northeast side of Euler Avenue, thence, N 43° 48' E -
160.00 feet, S. 37° 12' E - 120.00 feet, N 42° 21' E - 215.38 feet,
N 46° 50' W - 16.29 feet, N 44° 33' 40" E - 153.58 feet, S 46° 50' E -
4.85 feet to the westernmost corner of that parcel of land shown on

Water Supply
Sewerage
Drainage
Highways
Sanitation
Public Utilities
Investigations
Reports

#65-289-RX
MAP
2-B
WATGFOR
ARCA
NW-6-C
RA-RX
4/1/65

CHILDS & ASSOCIATES, INC.
1020 Connell Bridge Rd., Towson, Md. 21204
Page Two.

a plat entitled "Victoria", and recorded among said Land Records
in Plat Book GLB 20, page 168, thence binding on the northwest
outlines of said last mentioned plat, the six following courses and
distances, (1) N 16° 34' 30" E - 53.91 feet, (2) N 20° 56' 30" E -
80.14 feet, (3) N 33° 32' 50" E - 80.14 feet, (4) N 46° 09' 10" E - 80.14
feet, (5) N 66° 22' 50" E - 62.33 feet and (6) N 52° 27' 20" E - 319.85
feet, thence leaving said outline, N 46° 46' 10" W - 280.82 feet,
N 29° 43' 30" W - 226.30 feet, N 57° 57' 30" W - 552.36 feet,
S 60° 30' 40" W - 260.48 feet, S 42° 17' 50" W - 498.71 feet,
S 46° 17' E - 55.00 feet, S 41° 37' 10" W - 210.72 feet to a point on
said northeast side of Eulerdale Drive, thence binding thereon,
S 46° 05' 30" E - 372.98 feet to the place of beginning.
Containing 30.1 acres of land, more or less.

F.S:img

2/10/65

J. O. 64224



March 26, 1965 #65-289RX

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

George W. White, Jr., Esq.
10 Light Street
Baltimore, Maryland 21202

TOWSON 4, MARYLAND

Reclassification From
R-6 to R-8 and Special
SUBJECT: Recession for elevator
Apartment Building for Gail
Healy, Inc. et al located E of
Hilmar & Miller Rd, 2nd Dist.

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

OFFICE OF PLANNING AND ZONING & TRAFFIC ENGINEERING: Will review the proposed development plan and make a joint comment at a later date.

BUREAU OF ENGINEERING: See attached comments.

FILE NO. 65-289RX: See attached comments.

The following members had no comment to offer:

Board of Education
Health Department
Industrial Commission
Building Department
State Roads Commission

cc: Albert Outby-Office of Planning & Zoning
Richard Howe-Traffic Engineering
Lt. Morris-Pire Bureau

Yours very truly,

JAMES E. DYER
Chief of Permit and
Petition Processing

Baltimore County Department of Public Works

COUNTY OFFICE BUILDING TOWSON 4, MARYLAND

ALBERT B. KALTENBACH
DIRECTOR OF PUBLIC WORKS

January 18, 1966

J. FRED OFFUTT
ASSISTANT DIRECTOR
THORNTON M. MOURING
ASSISTANT DIRECTOR

Mr. Lester Mats
Mats, Childs & Associates, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204

Reference: Milford Mill Road
Job Order 5-179-35

Dear Mr. Mats:

The reconstruction of Milford Mill Road between Liberty Road and Prince George Road is currently being designed by Mats, Childs & Associates, Inc. This project includes the relocation of Milford Mill Road between the eastern end of the Giant Food property and the end of the existing relocation at Wilder Avenue. Funds for the acquisition of rights of way on this project are in the 1966-67 Budget with funds for construction in the following year.

With regard to the Goodman property, we are expediting the approval of engineering drawings in this area so that this construction could be accomplished in advance of the contract for the entire project. This is being done so that the short stretch from Wilder Avenue westerly to the Goodman property could be constructed following the acquisition of rights of way as a Developer-type project using S.I. funds for construction. This would allow construction to take place in 1966-67 assuming rights of way could be cleared.

Very truly yours,

Albert B. Kaltenbach
Director

EW:EPH:rb

OFFICE
RECEIVED

RECEIVED
TAP-5075

EUGENE G. RICKS
ATTORNEY AND COUNSELLOR AT LAW
HARDING BUILDING
481 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

October 25, 1965

County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification
R-6 to R-8 2nd. District
NE/S Eulerdale Drive
John Euler et al, Petitioners
No. 65-289-RX

Gentlemen:

Please enter my appearance for the Petitioners in the above entitled case and direct all further correspondence concerning the same to me.

I understand that this case has been pending for more than seven months, and I therefore request that every consideration be given to an early hearing date.

Very truly yours,

Eugene G. Ricks

INTER-OFFICE CORRESPONDENCE DIVISION OF TRAFFIC ENGINEERING

Baltimore County, Maryland

Towson 4, Maryland

Date: March 22, 1965

TO: Mr. James E. Dyer

FROM: Eugene J. Clifford

SUBJECT: Item 4 - ZAC - March 9, 1965 - Northeast side of Eulerdale Drive 155' northeast of Langrehr Road

Review of the subject plan dated February 11, 1965 results in the following comments.

The plan indicates that the major access is by Liberty Road. Liberty Road is presently running above the practical capacity of 950 vehicles per hour based on a traffic count made March 16, 1965 which is enclosed. The possible capacity of this roadway is 2029 vehicles per hour which will be reached in the near future with normal growth and presently planned development.

The proposed site of 478 apartments can be expected to generate 3346 trips per day.

EJC:CRM:mr

Enclosure

Eugene J. Clifford
County Traffic Engineer

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2ND Date of Posting: April 3, 1965
Posted for: Reclass. from R-6 to R-8 Special Exempt. Charleston Rd.
Petitioner: John Euler, et al
Location of Property: NE 1/4 Eulerdale Dr. 155' NE of Langrehr Rd.
(2 signs)
Location of Signs: N 1/2 Eulerdale Dr. 25' W of Wilder Rd. (2 signs) West from Eulerdale Dr.
(2 signs) West from Langrehr Rd.
Remarks: J. Boase
Posted by: J. Boase Signature Date of return: April 8, 1965
6 signs

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: May 13, 1965
Posted for: appeal
Petitioner: John & Edith Euler, et al
Location of property: NE 1/4 Eulerdale Drive 155' NE of Langrehr Road
Location of Signs: NE 1/4 Eulerdale Dr. 25' W of Wilder Rd. (2 signs) West from Eulerdale Dr.
(2 signs) West from Langrehr Rd.
Remarks: J. Boase
Posted by: J. Boase Signature Date of return: May 13, 1965
2 signs

TIME	DIRECTION	W/STREET	TOTAL	PER C.T.
7 AM - 8 AM	1280	622	1702	
8 - 9	1280	622	1702	
9 - 10	817	508	1325	
10 - 11	668	547	1215	
11 - 12	777	588	1365	
12 M - 1 PM	657	612	1269	
1 - 2	316	360	676	
2 - 3	383	360	743	
3 - 4	651	627	1278	
4 - 5	791	1057	1848	
5 - 6	606	1243	1849	
6 - 7	673	723	1396	
7 - 8	765	620	1385	
8 - 9	770	575	1345	
9 - 10	330	376	706	
10 - 11	260	386	646	
11 - 12	262	281	543	
12 M - 1 AM	128	205	333	
1 - 2	40	22	62	
2 - 3	32	62	94	
3 - 4	32	24	56	
4 - 5	45	21	66	
5 - 6	40	22	62	
6 - 7	654	72	726	
TOTAL	13,026	11,551	24,577	

PERCENTAGE OF 24-HOUR TOTAL DURING THE PEAK HOUR (Both Directions) 27.126

AADT. 27,926

George W. White, Jr., Esq.
10 Light Street
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

9th day of March, 1965

Owners Name: Carl Ruppert, Inc., et al

Reviewed by: James E. Dyer

JOHN G. ROSE
Zoning Commissioner

TELEPHONE
683-3000

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 30565

DATE 4/9/65

TO: George W. White, Jr., Esq.
10 Light Street
Baltimore, Maryland 21202

OFFICE OF PLANNING & ZONING
111 County Office Building
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO. 65-289

Cost of appeal - John Euler, et al, Petitioners
No. 65-289 2 signs 10.00 10.00

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 30503

DATE 4/9/65

TO: James E. Dyer, White, Hinkel & Clarke
10 Light Street
Baltimore, Md. 21202

DEPOSIT TO ACCOUNT NO. 65-289

Advertising and posting of property for John Euler, et al
No. 65-289-RX 2 signs 10.00 10.00

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 28647

DATE 4/9/65

TO: James E. Dyer, White, Hinkel & Clarke
10 Light Street
Baltimore, Md. 21202

DEPOSIT TO ACCOUNT NO. 65-289

Postage for Reclassification & Special Exemption for John Euler, et al
No. 65-289-RX 2 signs 10.00 10.00

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

2nd DISTRICT

beginning.
Containing 30.1 acres of
land, more or less.
Being the property of John
and Edith Euler, et al as
shown on plat plan filed with
the Zoning Department.

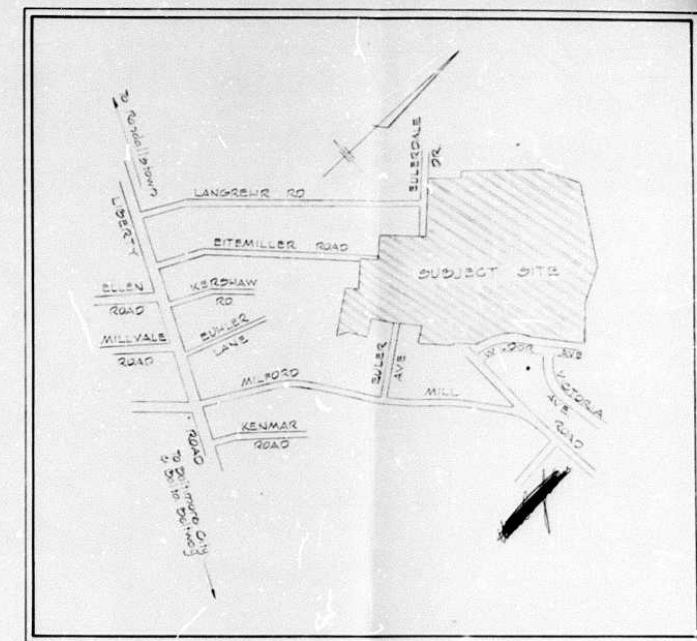
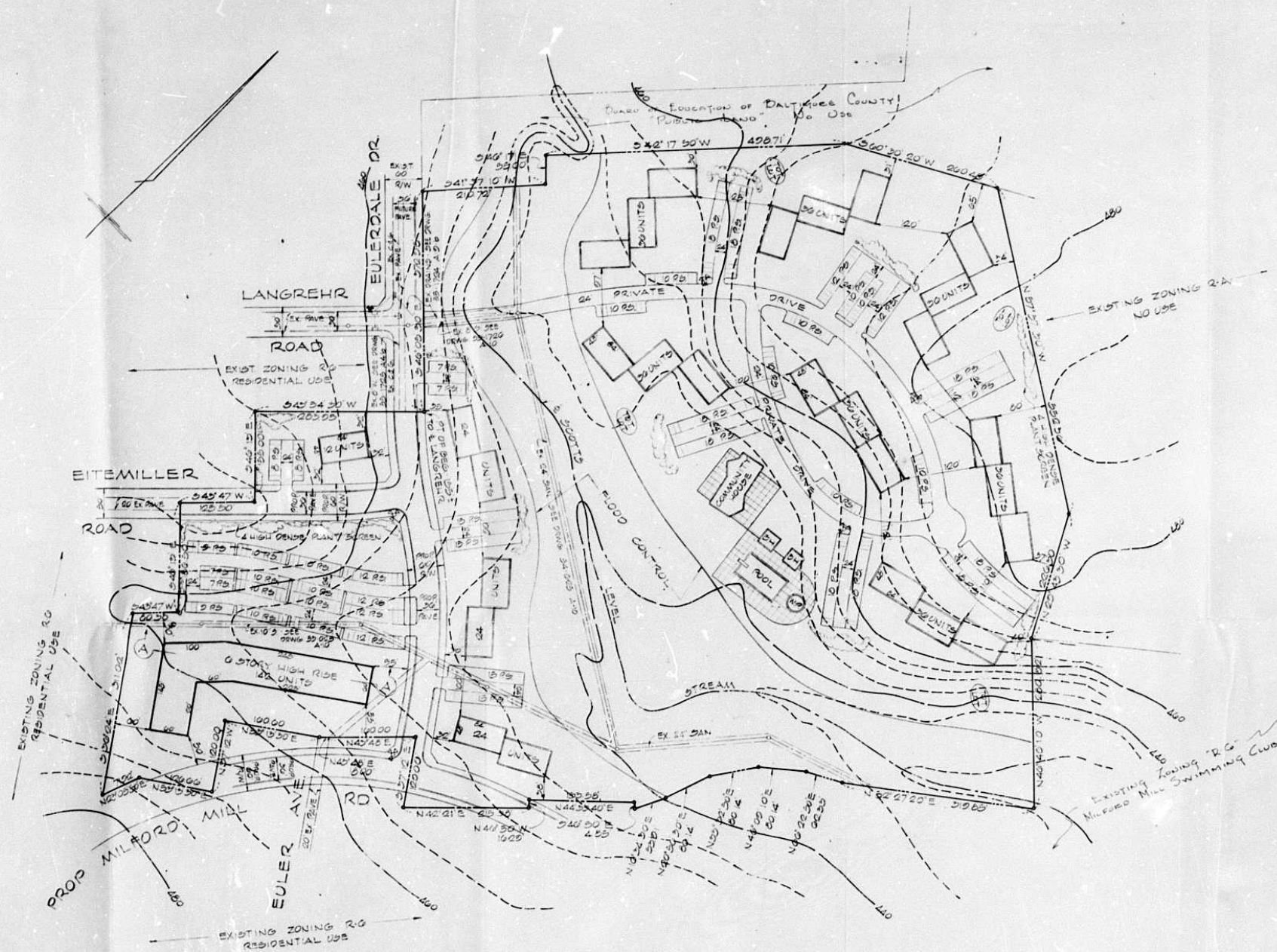
Hearing Date: Monday, April
19, 1965 at 1:30 P.M.
Public Hearing: Room 105,
County Office Building, 111
W. Chesapeake Avenue, Town-
son, Maryland.

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

Purchase Order A8281
Requisition No. P2687

Cost of Advertisement, \$.....

[illegible]

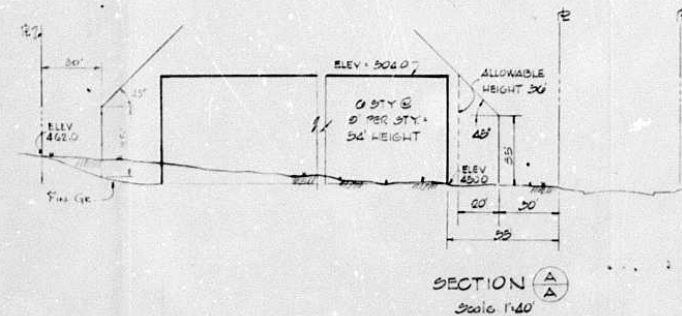


LOCATION PLAN
SCALE 1"=500'

GENERAL NOTES

1. ACREAGE OF TRACT	30.1 ACRES
2. EXISTING ZONING OF TRACT	R-6
3. EXISTING USE OF TRACT	NO USE
4. PROPOSED ZONING OF TRACT	RA-6 DE FOR ELEVATOR APTS
5. PROPOSED USE OF TRACT	GARDEN & ELEVATOR APARTMENTS
6. DENSITY CALCULATION	
a. GROSS ACREAGE	30.35 AC
b. NET ACREAGE	28.75 AC
c. NO. OF APT UNITS PERMITTED	485
d. NO. OF APT UNITS PROPOSED	478
e. GROSS DENSITY	15.75 %
f. NET DENSITY	20.12 %
g. NO. OF PARKING SPACES REQUIRED	478
h. NO. OF PARKING SPACES PROPOSED	554

PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION & SPECIAL EXCEPTION OF PROPERTY
VICINITY
EULERDALE DRIVE & LANGREHR ROAD
2ND ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=100
FEBRUARY 11, 1965
Revised: Jan. 18, 1966



SECTION A-A
Scale 1"=40'



MATE, CHILDS & ASSOCIATES
600 CROMWELL DRIVE, SE
BALTIMORE, MARYLAND, 21204