M WILLIAM ADELSON BALTIMORE, MARYLAND 21202

June 24, 1966

County Board of Appeals County Office Building Towson Maryland 21204

Petition of Walter Stefanowicz & Sons, Inc. for Reclassification from Re-6 Zone to Re-A Zone MV/S Macc Avenue 1240 feet South of Stemmors Run Road - 15th District Case No. 65-345-R

This will serve to advise that the Board of Education of Baltimore County has acquired from the Petitioner, the land involved in the above case. The Petitioner, therefore, withdraws its appeal pending before the Board.

Respectfully yours,

In Wille Rule

00 PETITION FOR ZONING RE-CLASSIFICATION 65-245-K AND/OR SPECIAL EXCEPTION MAP

TO THE ZONING COMMISSIONER OF BALT!MORE COUNTY.

15-B THE ZUNING CUSHINGSTAFF C. S. Sons, Inc.

ZAMMER, Walter, St./Indowica, & Z. legal or ner. of the property situate in Baltimore R.A. 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.

units, a circumstarce "hich was not anticipated nor provided for at the time of adoption of the zoning map.

3. The property lies in predominently industrial and business ares, the potential whereof will greatly increase because of the construction and improvement of the construction and improvement of the construction and improvement and the construction of the c area and provide housing demanded and required by the public generally, with no adverse affect on neighboring properties se attached exception

Property is to be posted and advertised as prescribed by Zoning Regulations

L 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 b. bound by the roning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

to the control of the

WALTER STEFANOWICZ & SONS, INC. Legal Owner Legal Owner resident

Address c/o M. William Adelson 1035 Maryland National Bank Bldg.

M. William Adelson 1035 Maryland National Bank Bldg. Baltimore, Maryland 21202

Petitioner's Attorney Baltimore, Maryland 21202 Plaza 2-6682

ORDERED By The Zoning Commissioner of Baltimore County, this 20th of April ..., 1965... that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimere County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be had before the Zoving Commissioner of Baltimore Counts in Room 106, County Office Suithing in Towson, Baltimore 7....... 196_5, at 10:30.o'clock day of June /)



FOTITION FOR RECLASSIFICATION: BEFORE THE from R-6 zone to R-A zone MM/S Hace Avenue 12Hp S. of : COUNTY BOARD OF AFFEALS Stemmers Run Read 15th District Read STEWN STE

3

EFANONICZ & SONS

ORDER OF DISMISSAL

: No. 65-345-R

Petition of Walter Stefanowicz & Sons. Inc., for reclassification from an R-6 zone to am R-A zone, on the Northwest Side of Mace Avenue 1240' South of Stemmers Run Road, in the 15th District of Baltimore County.

Whereas, the Board of Appeals is in receipt of a letter of dismissal of appeal filed June 27, 1966 from the attorney representing the petitioner-appellant in the above entitled antter.

Whereas, the said attorney for the said petitionerappellant requests that the appeal filed on behalf of said petitioner be dismissed and withdrawn as of June 27, 1966.

It is hereby ORDERED this 28 day or June, 1960 that said appeal be and the same is Dismissed.

#65-345 R

MPP V

15-E

RA

203 ALLEGHELY AVENUE TOWSON, MARYLAND 2

Part of the Property of Walter S. Stefanowicz & Sons, In: To be rezoned from R-6 to R-A

March 8, 1965

Reginning for the same on the northwest side of Made Avenue as proposed to be widened to 60 feet at a point distant 1240 feet southerly more or less from Stemmers Run Road, said point of beginning being on the first or North 49° 33' 20" West 224.50 foot line of that parcel of land described in a deed dated April 6, 1959, from Margaret Peper et al to Walter S. Steranowicz and Sons, Inc., and recorded among the Land Records of Baltimore County in Liber W.J.R. 3508, folio 378 at a point distant 32.00 feet from the beginning of said first line and running thence binding on part of the said first line, all of the second, third, fourth, fifth, sixth lines and part of the seventh line in said deed the seven following courses and distances viz: first North 49° 33' 20" West 192.50 feet, second North 19° 38' 20" East 208.76 feet, third North 48° 54' 50" West 493.71 feet and fourth South 21° 40' 00" West 889.00 feet, fifth South 66° 40' 00" West 231.00 feet, sixth " th 45° 50' 00" West 99.00 feet and seventh South 41° 24' 30" West 267 feet more or less to the northeast side of Southeastern Boulevard as proposed to be laid out, thence binding on the northeast side of said Southeastern Boulevard as proposed to be laid out the three following courses and distances viz: first South 35° 35' 30" East 193 feet more or less, second South 58° 35' 30" East 402 feet more or less and third South 86° 35' 30" East 481 reet more or less to intersect the northwest side of said Mace Avenue, thence binding on the northwest side of said Naco Avenue as proposed to be widened North 20°

04° 00° East 854 feet more or less to the place of beginning.

M. WILLIAM ADELSON TORNEY AND COUNSELLOR AT L

EUSENE P. SMITH

July 20, 1965

Hon. John G. Rose of Beltimore County

Case No. 65-345-R - Petition for Reclassification from "R-6" Zone to "RA" Zone, NWS of Mace Avenue 1240 feet south of Stemmors Run Road, Fifteenth District, Watter S. Stefanowicz & Sons, Inc., Owner - Petitioner

Dear Mr. Rose:

AS & PROPER

Please enter an appeal to the County Board of Appeals from the decision of the Departy Zoning Commissioner, dated June 22, 1965, denying the reclassification requested in the above entitled came. This appeal is tiken pursuant to Section 23-26, Title 23 Baltimore County Code, as enacted by Bill No. 80, approved June 10, 1960.

WALTER S. STEFANOWICZ & SONS, INC.

Vice President Owner, Petitioner and Appellant

c/o M. William Adelson, Attorney 1035 Maryland National Bank Building Baltimore, Maryland 21202 Plaza 2-6682

Part of the Property of Walter S. Stefanowicz & Sons, Inc. To be rezoned From R-6 to R-A

#65-345 K March 8, 1965 Sheet 2 mapu

15-B

Containing 21.0 acres of land more or less.

Being part of that parcel of land described in a deed dated April 6, 1959, from Margaret Peper et al to Walter S. Stefanowicz and Sons, Inc. and recorded among the Land Records of Baltimore County in Liber W.J.R. 3508, folio 378.

> INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERS Mattimare County, Margland Towson, Maryland, 21204

> > Date May 21, 1965

Mr. James E. Dyer

Eugene J. Clifford

SUBJECT: Petition 65-345-R - Mace Avenue 1240 feet south of Stemmers Run Road

Review of the plat dated March 1965 results in the following comments.

Nace Avenue has a practical capacity of 610 vehicles per hour with a possible capacity of 700 vehicles per hour for the northbound direction.

An increase in traffic in this area is considered undesirable due to the marrow underpass and poor sight distance on Stemmers Run Road, In 1964 there were 20 property damage and nine personal injury accidents on Stemmers Run Road between Nace Avenue and Otraes Road, a distance of 900 feet.

HE: PETITION FOR RECLASSIFICATION R-6 to R.A. Zone
NM/S of Mace Avenue 12h0' South
of Stemmers Run Road- 15th Dist.
Walter Stefanowicz-Petitioner

BEFORE THE DEPUTY ZONING COMMISCIONES C

BALTOMORE COUNTY

................ The netitioner seeks a reclassification of his property from an R-6 Zone to an R-A Zone to permit the construction of

Although there have been numerous changes in the character of the immediate neighborhood that possibly would justify the rezoning of the subject tract, it would appear that to allow an apartment project at the proposed location would result in a severe traffic hazard in the neighboring streets. In the absence of definite proof from the petitioner as to how the proposed traffic would be controlled so as to not create a traffic congestion in the neighborhood, the Deputy Zoning Commissioner must treat this petition as being premature and must therefore deny it.

For the aforegoing reasons, IT IS ONDERED by the Deputy Zoning Commissioner of Baltimore County, this 22 day of June, 1965, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and

Educat D Harde EDWARD D. HARDESTY Deputy Zoning Commissioner

TRAFFIC ENGINEERING DIVISION BALTIMORE COUNTY, MARYLAND SUMMARY FORM FOR VEHICULAR VOLUMES MAJOR CONTROL COUNT (DIRECT ONAL)

ON	MACE	ALE	NR.	<u>:</u>	TEMMERS	RUN
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CERTIFICATE OF POSTING O DEPARTMENT OF BALTIMORE COUNTY

65.395-R

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District.	Date of Posting 8-12-65
Posted for:	,
	fanowice & love inc.
	care and 1240' of of
Stermers a	
	ossil from Blety House, #2
acrossed from a	congracts House both Sign
Remarks: Che on Stor	man Run Rd.
Posted by Robert to	Beef Sr. Date of return 8-19-65

RJC:CRM:nr

SERTIFICATE OF SUBLICATION

Manc Avenue 120 feet South of Sciences Box Rose.

Sciences Box Rose.

100 K 3, 150 d. 130 d. M.

100 K 1, 150 d. 130 d. M.

100 K 1, 150 d. 150 d. M.

110 K Cassporks Avenue, Tone Months, 111 W Ca

OFFICE OF

The Community Press

DUNDALK, MD., April 14,

65-345-P

THIS IS TO CERTIFY, that the annexed advertisement of "Walter Stefanswicz"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week successive weeks before the 1 1965 : that is to say, 11th day of May

the same was inserted in the issues of 5-12-65

Stromberg Publications, Inc. Publisher.

By Mrs. Palmer Price

CERTIFICATE OF PUBLICATION

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

THE JEFFERSONIAN,

su cessive weeks before the 19 1 the first publication appearing on the _____day of _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT Patition No. 65-345-B. "R-6 to R.A. Zone Porthwest side or Mace Avenue 1240 feet South of Stemmers Run Road Being the property of Walter Stefanowicz and Sons, Inc."

Thursday, June 3, 1965

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments: Preliminary staff and Planning Board recommendations for the Eastern Area Moster Plan and Comprehensive Rezoning Map have been completed and will be the subject of an afficial public hearing on June 29th. The subject proposal is in accord with

Mr. John G. Rose, Zoning Commissioner Date. May 20, 1965

FROM. George E. Gavralis, Director of Planning

15th District

HEARING:

PETITION FOR RECLASSIFICA-TION—15TH DISTRICT

TOV-STH DYBRAC
ZONNO, Trem Re to R.A. Zon
LOCATION, Northwest side of a construction of Semmers scan Read.
DATE & TVHE: Thursday, June 2,
1941 at 19-a. A.M.
COUNTY Office Soliding, 111 W.
COUNTY Office Soliding, 111 W.
Chesspeaks Avenius, Townen, Md.

County Office Reliancy, 10 (2) Company of Merchant County of the County

Deanh Truette

Cost of Advertisement, \$...

TELEPHONE 823-3000

#65-345R

MAP

15-B

RA

(10:30 A.M.)

BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

Reviewed by Amis 5. A.

M. William Adelson, Esq. 1035 Maryland National Bank Building Baltimore, Md. 21202

COST \$79,00 8-465 9670 * 32021 HP-0.00

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James A. Tyer, Chairman Zoning Advisory County toe

Date May 5, 1965

#65.345R

FROM. Lt. Charles F. Morris, Sr. Pire Buresu, Plans Review

Fire Euresa, Plans Berlew SURBET. Property Conor - Malter Stefanowicz & Sons, Inc. 1973 Tace Ave. 1210 S. Stemmer: Bun Road Malter's 15 Present Contact - 8-6 Proposed Contact - 8-8 No. Acrost 21.0

Location of proposed spurants and size of water mains shall be indicated
on plot plan. ...or mains, noters, and fire spurants shall be of an approved type
and in tailed accompanies the Ballichere County Standard Design Nameal. Spacing
of purpose and be 50 feat distance apart as measured along an improved road, murshin 90 feet for more design.
 Lymante Shall be located in a pattern approved
by the Authorse County Fire Bureau.

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

SAU ONO 59.00

No. 30573

DATE 5/7/65

OFFICE OF FINANCE DATE 5/26/55 \$63.10 6310 > 2865 a 2 a a . 30533 TIP-IM-ORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY, MARY AND

BALTYORE COUNTY, MAR AND OFFICE OF FINANCE

5-1065 4986 * 30573 TIP-

IMPORTANT: MAKE CHECKS PAYABLE TO DALTIMORE COUNTY, MARYLAND

No. 30633

BALTIMERE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204 April 21, 1965 SUBJECT: Heclasoffication from R-6 to R-4 for Walter Stefanowics, et al, located on the Northwest side of Macs Averme, 12h0* South of Stemmars Fun Roed Reclassification from R-6 to M. William Adelson, Tay. 1035 Maryland Marion I hank Building Saltimore, Maryland 21202 Dear Sir: The Zoning Advisory Committee has reviewed the subject petition and walcas the following coments: BUREAU OF TRAFFIC ENGINEERING: This Jureau will review and submit comments at a later date. G ENGINEERING:
Later - Existing 10" water in Mace Avenue
Sewer - Existing 5h" Stemmers Run interceptor sewer is located Utilities west of this site. Adequacy to be determined by developer or his engineer.

Read - It appears that the relocated Golden Ring Road will pass just North of this site; hace Avenue to be developed as a h6' curb and gutter road on a 70' right of way.
Storm Drain - The property drains to Stemmers Rum, which is west of the site. The above comments are not intended to indicate the appropriateness of the soning action requested, but to assure that all parties are made aware of plans or problems that may h we a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriatoness of the requested boming 10 days before the Zoning Commissioner's hearing. The following numbers had no comment to effort Hoslith Department Industrial Development Cormission State Roads Commission Office of Planning and Zoning Buildings Department Board of Education Fire Department Very truly yours, James E. Dyer, Lief Petition and Permit Processing ec: Mr. N. Moore, Traffic Eng. Mr. C. Brown, Engineering.

