

M. WILLIAM ADELSON
ATTORNEY AND COUNSELLOR AT LAW
1035 MARYLAND NATIONAL BANK BUILDING
BALTIMORE, MARYLAND 21202

June 24, 1966

County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Petition of Walter Stefanowicz & Sons, Inc.
for Reclassification from R-6 Zone to R-A
Zone NW/4 Mace Avenue 1240 feet South of
Stemmers Run Road - 15th District
Case No. 65-345-R

Gentlemen:

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, with-
draws its appeal pending before the Board.

Respectfully yours,

W. William Adelson

EPS:DHB

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

WALTER STEFANOWICZ & SONS, 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 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.

- Since adoption of the zoning map for the area, the character and conditions
in the neighborhood of the subject property have so changed that a reclassification
of the premises from an R-6 to an R-A zone is justified, appropriate and,
in fact, required under proper zoning standards and principles.
- There is no present demand or need in the area for additional single family
homes, but there is an urgent need and demand in the area for apartment dwelling
units, a circumstance which was not anticipated nor provided for at the time of
adoption of the zoning map.
- The property lies in predominantly industrial and business area, the poten-
tial whereof will greatly increase because of the construction and improvement
of roads and highways servicing the area, so that the present zoning classifica-
tion of Petitioner's property is out of character with development and basic
land usage in the neighborhood and is illogical, improper and unwarranted while
the reclassification to R-A Zone is in character with the surrounding area, with the
area and provide housing demanded and required by the public generally with no
adverse effect on neighboring properties. See attached description.

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

I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising,
posting, etc., upon filing of this petition, and further agree to and be bound by the zoning
regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore
County.

WALTER STEFANOWICZ & SONS, INC.

Legal Counsel
Address: c/o M. William Adelson

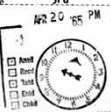
1035 Maryland National Bank Bldg.

Baltimore, Maryland 21202

Petitioner's Attorney

Plaza 2-6882

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day
of June, 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 through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore
County, on the 3rd day of June, 1966, at 10:30 o'clock
AM.



(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
from R-6 zone to R-A zone : COUNTY BOARD OF APPEALS
NW/4 Mace Avenue 1240' S. of :
Stemmers Run Road :
15th District : OF
WALTER STEFANOWICZ & SONS, INC. : BALTIMORE COUNTY
Petitioner :
: No. 65-345-R

ORDER OF DISMISSAL

Petition of Walter Stefanowicz & Sons, Inc., for re-
classification from an R-6 zone to an 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 repre-
senting the petitioner-appellant in the above entitled matter,

Whereas, the said attorney for the said petitioner-
appellant 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 of June, 1966
that said appeal be and the same is Dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Adelson, Chairman

W. William Adelson

H. Bruce Alderson

M. WILLIAM ADELSON
ATTORNEY AND COUNSELLOR AT LAW
1035 MARYLAND NATIONAL BANK BUILDING
BALTIMORE, MARYLAND 21202

July 20, 1965

Hon. John G. Rose
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case No. 65-345-R - Petition for
Reclassification from "R-6" Zone
to "R-A" Zone, NW/4 Mace Avenue
1240 feet south of Stemmers Run
Road, Fifteenth District.
Walter S. Stefanowicz & Sons, Inc.,
Owner - Petitioner

Dear Mr. Rose:

Please enter an appeal to the County Board of
Appeals from the decision of the Deputy Zoning Commissioner,
dated June 22, 1965, denying the reclassification requested
in the above entitled case. This appeal is taken 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.

By *Walter S. Stefanowicz*
Vice President

Owner, Petitioner and Appellant

c/o M. William Adelson, Attorney
1035 Maryland National Bank Building
Baltimore, Maryland 21202
Plaza 2-6882



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

March 8, 1965
Sheet 2

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 ENGINEERING
BALTIMORE COUNTY, MARYLAND
Towson, Maryland, 21204

Date: May 21, 1965

TO: Mr. James E. Dyer
FROM: 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.

The 345 apartments proposed can be expected to
generate 2400 trips per day.

Mace 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 narrow 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
Mace Avenue and Greens Road, a distance of 900 feet.

Eugene J. Clifford
County Traffic Engineer

ENCLOSURE

RE: PETITION FOR RECLASSIFICATION
R-6 to R-A Zone :
NW/4 Mace Avenue 1240' South :
of Stemmers Run Road - 15th Dist. :
Walter Stefanowicz-Petitioner :
BALTIMORE COUNTY
No. 65-345-R

The petitioner seeks a reclassification of his property
from an R-6 Zone to an R-A Zone to permit the construction of
345 apartment units.

Although there have been numerous changes in the character
of the immediate neighborhood that possibly would justify the
reasoning 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 foregoing reasons, IT IS ORDERED by the Deputy
Zoning Commissioner of Baltimore County, this 22nd 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
same is hereby continued as and to remain an R-6 Zone.

Shirley D. Harkness
Deputy Zoning Commissioner

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

ON *Mace Ave* NB. *Stemmers Run*
DATE *3-18-65* CLASS

TIME	NB	SB	TOTAL	Per G.T.
7 AM - 8 AM	550	560	1110	
8 - 9				
9 - 10				
10 - 11	213	240	453	
11 - 12	213	216	429	
12 M - 1 PM				
1 - 2				
2 - 3	341	380	721	
3 - 4	327	314	641	
4 - 5	667	316	983	
5 - 6	791	460	1251	
6 - 7				
7 - 8				
8 - 9				
9 - 10				
10 - 11				
11 - 12				
12 M - 1 PM				
1 - 2				
2 - 3				
3 - 4				
4 - 5				
5 - 6				
6 - 7				

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

PERCENTAGE OF
24-HOUR TOTAL
DURING THE
PEAK HOUR
(One
Direction)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *15th* Date of Posting: *8-19-65*
Posted for: *Walter Stefanowicz & Sons, Inc.*
Petitioner: *Walter Stefanowicz & Sons, Inc.*
Location of property: *NW/4 Mace Ave. 1240' S. of Stemmers Run Rd.*
Location of Signs: *at intersection of Mace Ave. & Stemmers Run Rd.*
Remarks: *Signs for R-A Zone. 8-19-65*
Posted by: *Robert L. Burt* Date of return: *8-19-65*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

April 21, 1965

Mr. William Adelson, Inc.
1035 Maryland National Bank Building
Baltimore, Maryland 21202

SUBJECT: Reclassification from E-6 to
R-3 for Walter Stefanowicz, et al, located
on the Northwest side of Mace Avenue, 12th
South of Stemmers Run Road

Dear Sir:

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

BUREAU OF TRAFFIC ENGINEERING: This Bureau will review and submit comments at a later date.

BUREAU OF ENGINEERING:

Utilities: Water - Existing 10" water in Mace Avenue
Sewer - Existing 50" Stemmers Run interceptor sewer is located west of this site.
adequacy to be determined by developer or his engineer.
Road - It appears that the relocated Golden Ring Road will pass just North of this site; Mace Avenue to be developed as a 46' curb and gutter road on a 70' right of way.
Storm Drain - The property drains to Stemmers Run, which is West of the site.

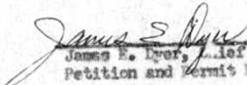
The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

State Roads Commission
Office of Planning and Zoning
Board of Education
Fire Department

Health Department
Industrial Development Commission
Buildings Department

Very truly yours,


James E. Freer, Chief
Petition and Permit Processing

cc: Mr. R. Moore, Traffic Eng.
Mr. C. Brown, Engineering.

PLAT TO ACCOMPANY PETITION FOR REZONING
FROM 'R-G' TO 'R-A'
SAINT FRANCIS TERRACE

15TH ELECTION DISTRICT

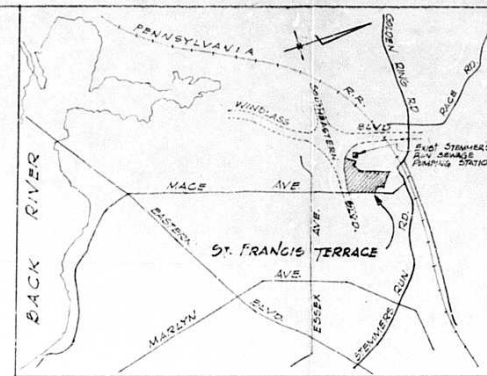
BALTIMORE CO., MD.

SCALE: 1" = 50'

MARCH 1965

OWNER-DEVELOPER:

WALTER S. STEFANOWICZ & SONS, INC.
8302 BIRKWOOD CT.
BALTIMORE 6, MD.



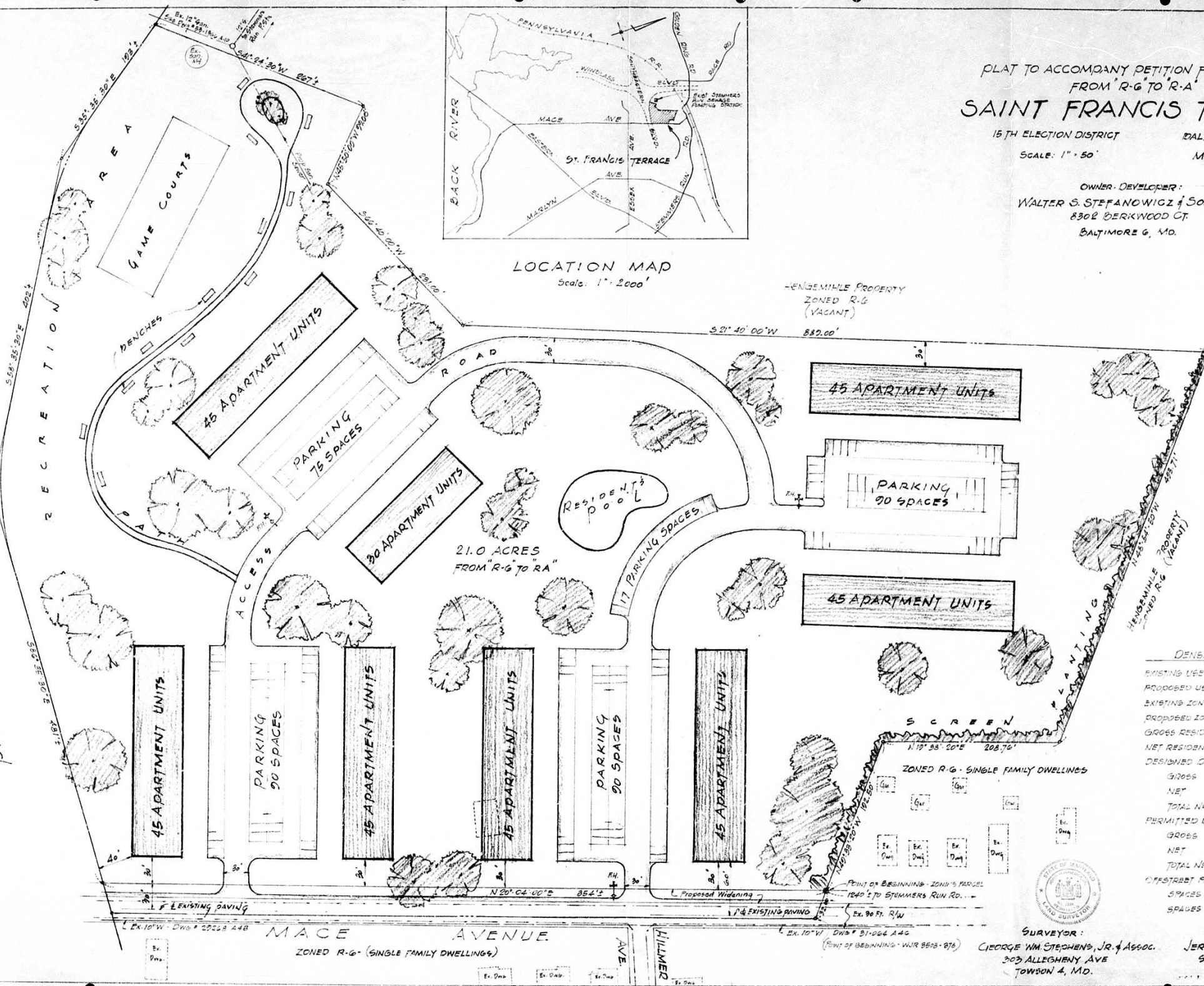
LOCATION MAP

Scale: 1" = 2000'

ADJACENT PROPERTY
ZONED R-G
(VACANT)

521' 40" 00" W 882.00'

PROPOSED
SOUTHEASTERN
BOULEVARD



DENSITY CALCULATIONS

EXISTING USE	VACANT
PROPOSED USE	9.5% APF. BLOSS
EXISTING ZONING	R-G
PROPOSED ZONING	R-A
GROSS RESIDENTIAL AREA	22.8 AC.
NET RESIDENTIAL AREA	21.0 AC.
DESIGNED DENSITY:	
GROSS	15.5 1/2% AC.
NET	16.2 1/2% AC.
TOTAL NO. UNITS	345
PERMITTED DENSITY:	
GROSS	16 1/2% AC.
NET	18 1/2% AC.
TOTAL NO. UNITS	356
OFF-STREET PARKING:	
SPACES REQUIRED	345
SPACES PROVIDED	362



SURVEYOR:
GEORGE WM. STEPHENS, JR., & ASSOC.
303 ALLEGHENY AVE
TOWSON 4, MD.

ENGINEER:
JEROME R. WOLFF & ASSOCIATES
SUITE #105, JEFFERSON BLDG.
TOWSON 4, MD.

MACE AVENUE
ZONED R-G (SINGLE FAMILY DWELLINGS)

HILLMER AVE