PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

MEDBURY REALTY, INC. and POT SPRING REALTY, INC., bodies corporate, xxxxxx are legal owners of the properties situate in Baltimore County and which are described in the descriptions 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 B.L., R.20 and R.40 zones to an R.A. zone; for the following reasons:

1. Since adoption of the Zoning Map for the Eighth Election District of Baltimore County, the character and conditions of the area have so changed that a reclassification of petitioner's premises from B.L., R.40 and R.20 zones to an R.A. zone is justified, appropriate and in fact required under proper zoning standards and principles.

2. There was error in adoption of the Zoning Map for the Eighth Election District of Baltimore County, Maryland, by virtue of its failure to make adequate provisions thereon for apartment uses in the neighborhood of the subject premises and reclassification of Petitioner's properties will remedy such error and serve to provide housing demanded and required by the public generally, with no adverse affect on neighboring properties. See attached description

[illegible]

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.

MEDBURY REALTY, INC.
By: James Dorment, President

POT SPRING REALTY, INC.
By: James Dorment, President
Legal Owners

Contract purchaser

Address: M. William Adelson, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202, Plaza 2-6039

M. William Adelson
Petitioner's Attorney

Address: c/o M. William Adelson, 1035 Maryland National Bank Bldg., Baltimore, Maryland 21202

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of April, 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 9th day of June 1965 at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

(over)

APR 20 '65 — OFFICE OF PLANNING & ZONING

MICROFILMED

6/9/65

MEDBURY REALTY, INC. #65-356-R
S/S Cinder Rd. 620' W of Pot Spring Road
8th

65-356-R

RE: PETITION FOR RECLASSIFICATION of property of Medbury Realty, Inc., and Pot Spring Realty, Inc., S/S Cinder Road W. of Pot Spring Road, 8th Dist., Case No. 65-356-R

ORDER OF DISMISSAL

The petitioners in the aforegoing case have withdrawn the petition and the matter is dismissed without prejudice.

Zoning Commissioner of Baltimore County

Date: Jan 2, 1965

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND

April 21, 1965

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

SUBJECT: Reclassification from B-L, R-20 and R-40 to R-A, for Medbury Realty, Inc., et al, located on the south side of Cinder Road 620' west of Pot Spring 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 the proposed development plan and submit comments at a later date.

OFFICE OF PLANNING AND ZONING: This Office strongly questions whether the number of vehicles that would be generated by the proposed 419 units could be adequately handled on the existing neighborhood streets which would provide access for the site.

BOARD OF EDUCATION: The Board of Education will review and submit any necessary comments at a later date.

BUREAU OF ENGINEERING:
Utilities: Water - Existing 12" in Cinder Road
Existing 8" in Northleigh Road
Sewer - Existing 12" Sewer in Cinder Road
Existing 10" Sewer in Pot Spring Road
Adequacy to be determined by developer or his engineer.
Road - Pot Spring Road to be developed as a minimum 42' curb and gutter road on a 60' right of way.
Storm Drain - Drain systems existing in Cinder Road, Northleigh Road, Gatewood Road and Knollton Road. The Spring Branch Channel is located just north of this property.

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
Fire Department
Health Department
Buildings Department
Industrial Development Commission

Yours very truly,

James E. Dyer, Chief
Petition and Permit Processing

cc: E. Moore, Traffic Eng.
A. Quimby, Off. of Planning & Zoning
D. Black, Board of Education
C. Brown, Bur. of Engineering

MICROFILMED

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

TELEPHONE 823-3000

No. 30695
DATE 6/22/65

TO: Pot Spring Realty, Inc., 5716 York Road, Baltimore 12, Md.
BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
TOTAL AMOUNT $133.70

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY		COST
	Advertising and posting of property for Medbury Realty, Inc. #65-356-R	133.70
	6-22 65 • 30695 • TIP-	133.70
4	MICROFILMED	

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.

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

TELEPHONE 823-3000

No. 30595
DATE 5/14/65

TO: Pot Spring Realty, Inc., 5716 York Road, Baltimore 12, Md.
BILLED BY: Zoning Department of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622
TOTAL AMOUNT $50.00

DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

QUANTITY		COST
	Petition for Reclassification for Medbury Realty, Inc., et al #65-356-R	50.00
	5-14 65 • 30595 • TIP-	50.00
4	MICROFILMED	

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.

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5 signs (over) #65-356-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Date of Posting: 5-22-65
Posted for: Hearing Wed. June 9-65 AT 1:00 P.M.
Petitioner: Medbury Realty inc.
Location of property: S/S Cinder Rd. 620' W/of Pot Spring Rd.
Location of Signs: (5) ① on Cinder Rd across from house # 220 and appx. 15' from wire fence and appx. 20' from the Rd way. ② appx. 120' from the being point on
Remarks:
Posted by: Robert Lee Bell Sr. (Signature)
Date of return: 5-22-65

Pot Spring Rd. ③ appx. 120' from Cinder on Pot Spring Rd and between two trees ④ on Northleigh Rd and at the dead end and between two telephone poles piling (over)

#5 on Medbury Rd also at the dead end and appx. 10' from the end of sidewalk. (1 maps show location of signs)

May 5, 1965

M. William Adelson, Esq.
1035 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 20th day of April, 1965.

JOHN G. ROSE
Zoning Commissioner

Owners Name: Medbury Realty, Inc.
Reviewed by: James E. Dyer

MICROFILMED

PETITION FOR RECLASSIFICATION
8th DISTRICT

ZONING: From B.L., R-20 and R-40 to R.A. Zone.
LOCATION: South side of Cinder Road 620 feet West of Pot Spring Road.
DATE & TIME: WEDNESDAY, JUNE 9, 1965 at 1:00 P.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Present Zoning: B.L., R-20 and R-40

Proposed Zoning: R.A.

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

Beginning for the same at the intersection formed by the west side of Pot Spring Road as proposed to be widened to 60 feet and the second line of the land described in Baltimore County zoning description 8-BL-5 said point of beginning being distant 620 feet southerly more or less from the centerline of Cinder Road and running thence binding on the outlines of said zoning description 8-BL-5 as now surveyed the fifteen following courses and distances viz: first South 81 degrees 03' 30" West 302 feet more or less, second South 60 degrees 34' 30" West 327.27 feet, third North 8 degrees 35' 30" West 382.00 feet, fourth South 81 degrees 24' 30" West 485.00 feet, fifth Southerly along a curve to the left with a radius of 335.00 feet for an arc distance of 210.76 feet, sixth South 44 degrees 38' 20" East 168.85 feet, seventh southeasterly along a curve to the left with a radius of 560.00 feet for an arc distance of 96.00 feet, eighth South 25 degrees 42' 02" West 133.35 feet ninth southerly along a curve to the left with a radius of 575.00 feet for an arc distance of 409.81 feet, tenth southerly along a curve to the right with a radius of 585.03 feet for an arc distance of 216.84 feet, eleventh South 6 degrees 06' 10" West 50.00 feet, twelfth easterly along a curve to the left with a radius of 263.35 feet for an arc distance of 229.19 feet, thirteenth North 46 degrees 14' 20" East 309.25 feet, fourteenth easterly along a curve to the right with a radius of 275.00 feet for an arc distance of 168.29 feet and fifteenth North 81 degrees 18' 07" East 657 feet more or less to the west side of said Pot Spring Road as widened to 60 [illegible] thence northerly binding on [illegible] west side of said Pot Spring [illegible] as proposed to be widened [illegible] feet more or less to the [illegible] of beginning.

[illegible]taining 20.106 acres of [illegible] more or less.

[illegible]ginning for the same on the [illegible] side of Medbury Road [illegible] feet wide at a point distant 158.00 feet easterly from [illegible] side of Patann Road [illegible] feet wide, said point of beginning being on the easternmost outline of Plat D Northampton, said plat being filed among the Plat Records of Baltimore County in Liber G.L.B. [illegible], folio 36, running thence binding on the easternmost outline of said Plat D, Northampton the two following courses and distances viz: first North 12 degrees 39' 39" West 247.88 feet and second North 25 degrees 28' 22" West 214.93 feet thence North 26 degrees 03' 40" East and binding for part of the distance on the easternmost outline of Timonium Elementary School 552.75 feet to the westernmost outline of the land described in Baltimore County Zoning description 8-BL-5 thence binding on the westernmost outline of said zoning description the six following courses and distances as now surveyed viz: first South 44 degrees 38' 20" East 142.62 feet, second southeasterly along a curve to the left with a radius of 560.00 feet for an arc distance of 96.00 feet, third South 25 degrees 42' 02" West 133.35 feet, fourth southerly along a curve to the left with a radius of 575.00 feet for an arc distance of 409.81 feet, fifth southerly along a curve to the right with a radius of 585.03 feet for an arc distance of 216.84 feet and sixth South 6 degrees 06' 10" West 50.00 feet thence binding on the southernmost outline of said zoning description the four following courses and distances as now surveyed viz: first northeasterly along a curve to the left with a radius of 263.35 feet for an arc distance of 229.19 feet, second North 46 degrees 14' 20" East 309.25 feet, third easterly along a curve to the right with a radius of 275.00 feet for an arc distance of 168.29 feet and fourth North 81 degrees 18' 07" East 462 feet more or less to the westernmost outline of the land described in Baltimore County Zoning description 8-R40-6, thence southerly binding on part of the

MORE MORE MORE

westernmost outline in said last mentioned zoning description and binding also on a line drawn parallel ad distant 195 feet westerly more or less from the west side of Pot Spring Road as proposed to be widened to 60 feet 285 feet to intersect the sixth line of the second parcel of land described in a deed from Thomas J. Guiders et al to the Frank J. O'Neill Realty Company dated May 26, 1955, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2705 folio 378 at a point distant 146.45 feet from the beginning of said sixth line thence binding reversely on part of the sixth, all of the fifth and fourth and part of the third lines in said deed the four following courses and distances viz: first South 74 degrees 28' 30" West 146.45 feet, second North 73 degrees 56' 30" West 330.27 feet, third South 46 degrees 14' 20" West 527.78 feet and fourth North 83 degrees 53' 50" West 237.70 feet thence for lines of division the three following courses and distances viz: first northerly along a curve to the left with a radius of 453.16 feet for an arc distance of 44.06 feet, second North 6 degrees 06' 10" East 156.01 feet and third westerly along a curve to the left with a radius of 584.03 feet for an arc distance of 181.98 feet to intersect the above mentioned easternmost outline of Plat D Northampton, thence binding on part of said easternmost outline North 11 degrees 45' 01" West 25.00 feet to the place of beginning.

Containing 11.276 acres of land more or less.

Beginning for the same on the west side of Pot Spring Road as proposed to be widened to 60 feet at a point distant 1150 feet southerly more or less from the centerline of Cinder Road and running thence South 81 degrees 18' 07" West 195 feet more or less to the westernmost outline of the land described in Baltimore County Zoning description 8-R40-6 thence binding on part of the westernmost outline of said zoning description and running parallel and distant 195 feet westerly from the west side of said Pot Spring Road as proposed to be widened 285 feet more or less to intersect the sixth line of the second parcel of land described in a deed from Thomas J. Guiders et al to the Frank J. O'Neill Realty Company dated May 26, 1955, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2705 folio 378 at a point distant 146.45 feet from the beginning of said sixth line thence North 74 degrees 28' 30" East binding on part of said sixth line 195 feet more or less to the west side of said Pot Spring Road thence northerly binding on the west side of said Pot Spring Road as proposed to be widened 260 feet more or less to the place of beginning.

Containing 1.249 acres of land more or less.

Being the property of Medbury Realty, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, June 9, 1965 at 1:00 P.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD., May 19, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "Medburg Realty, Inc" was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 18th day of May 1965, that is to say, the same was inserted in the issues of 5-19-65

Stromberg Publications, Inc.
Publisher.

Mrs. Palmer Price
Palmer Price

PETITION FOR RECLASSIFICATION—8TH DISTRICT

ZONING: From B.L., R-20 and R-40 to R.A. Zone.
LOCATION: South side of Cinder Road 620 feet West of Pot Spring Road.
DATE & TIME: Wednesday, June 9, 1965 at 1:00 P.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

B.L. TO R.A.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Present Zoning: B.L., R-20 and R-40
Proposed Zoning: R.A.

All that parcel of land in the Eighth District of Baltimore County.

Beginning for the same at the intersection formed by the west side of Pot Spring Road as proposed to be widened to 60 feet and the second line of the land described in Baltimore County zoning description 8-BL-5 said point of beginning being distant 620 feet southerly more or less from the centerline of Cinder Road and running thence binding on the outlines of said zoning description 8-BL-5 as now surveyed the fifteen following courses and distances viz: first South 81° [illegible] 30" West 302 feet more or less, [illegible] South 60° 34' 30" West 327.27 feet, third North 8° 35' 30" West 382.00 feet, fourth South 81° 24' 30" West 485.00 feet, fifth Southerly along a curve to the left with a radius of 335.00 feet for an arc distance of 210.76 feet, sixth South 44° 38' 20" East 168.85 feet, seventh southeasterly along a curve to the left with a radius of 560.00 feet for an arc distance of 96.00 feet, eighth South 25° 42' 02" West 133.35 feet, ninth southerly along a curve to the left with a radius of 575.00 feet for an arc distance of 409.81 feet, tenth southerly along a curve to the right with a radius of 585.03 feet for an arc distance of 216.84 feet, eleventh South 6° 06' 10" West 50.00 feet, twelfth easterly along a curve to the left with a radius of 263.35 feet for an arc distance of 229.19 feet, thirteenth North 46° 14' 20" East 309.25 feet, fourteenth easterly along a curve to the right with a radius of 275.00 feet for an arc distance of 168.29 feet and fifteenth North 81° 18' 07" East 657 feet more or less to the west side of said Pot Spring Road as widened to 60 feet thence northerly binding on the west side of said Pot Spring Road as proposed to be widened 530 feet more or less to the place of beginning.

Containing 20.106 acres of land more or less.

R-20 TO RA

Beginning for the same on the north side of Medbury Road 50.00 feet wide at a point distant 158.00 feet easterly from the east side of Patann Road 50.00 feet wide, said point of beginning being on the easternmost outline of Plat D Northampton, said plat being filed among the Plat Records of Baltimore County in Liber G.L.B. 22, folio 36, running thence binding on the easternmost outline of said Plat D, Northampton the two following courses and distances viz: first North 12° 39' 39" West 247.88 feet and second North 25° 28' 22" West 214.93 feet thence North 26° 03' 40" East and binding for part of the distance on the easternmost outline of Timonium Elementary School 552.75 feet to the westernmost outline of the land described in Baltimore County Zoning description 8-BL-5 thence binding on the westernmost outline of said zoning description the six following courses and distances as now surveyed viz: first South 44° 38' 20" East 142.62 feet, second southeasterly along a curve to the left with a radius of 560.00 feet for an arc distance of 96.00 feet, third South 25° 42' 02" West 133.35 feet, fourth southerly along a curve to the left with a radius of 575.00 feet for an arc distance of 409.81 feet, fifth southerly along a curve to the right with a radius of 585.03 feet for an arc distance of 216.84 feet and sixth South 6° 06' 10" West 50.00 feet thence binding on the southernmost outline of said zoning description the four following courses and distances as now surveyed viz: first northeasterly along a curve to the left with a radius of 263.35 feet for an arc distance of 229.19 feet, second North 46° 14' 20" East 309.25 feet, third easterly along a curve to the right with a radius of 275.00 feet for an arc distance of 168.29 feet and fourth North 81° 18' 07" East 462 feet more or less [illegible] the westernmost outline of the [illegible] described in Baltimore County [illegible] 8-R40-6, thence [illegible] mentioned zoning description and [illegible] also on a line drawn paral-

[illegible] widened to 60 feet 285 feet to intersect the sixth line of the second parcel of land described in a deed from Thomas J. Guiders et al to the Frank J. O'Neill Realty Company dated May 26, 1955, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2705 folio 378 at a point distant 146.45 feet from the beginning of said sixth line thence binding reversely on part of the sixth, all of the fifth and fourth and part of the third lines in said deed the four following courses and distances viz: first South 74° 28' 30" West 146.45 feet, second North 73° 56' 30" West 330.27 feet, third South 46° 14' 20" West 527.78 feet and fourth North 83° 53' 50" West 237.70 feet thence for lines of division the three following courses and distances viz: first northerly along a curve to the left with a radius of 453.16 feet for an arc distance of 44.06 feet, second North 6° 06' 10" East 156.01 feet and third westerly along a curve to the left with a radius of 584.03 feet for an arc distance of 181.98 feet to intersect the above mentioned easternmost outline of Plat D Northampton, thence binding on part of said easternmost outline North 11° 45' 01" West 25.00 feet to the place of beginning.

Containing 11.276 acres of land more or less.

R-40 TO RA

Beginning for the same on the west side of Pot Spring Road as proposed to be widened to 60 feet at a point distant 1150 feet southerly more or less from the centerline of Cinder Road [illegible] running thence South 81° 18' [illegible] West 195 feet more or less to the westernmost outline of the land described in Baltimore County Zoning description 8-R40-6 thence binding on part of the westernmost outline of said zoning description and running parallel and distant 195 feet westerly from the west side of said Pot Spring Road as proposed to be widened 285 feet more or less to intersect the sixth line of the second parcel of land described in a deed from Thomas J. Guiders et al to the Frank J. O'Neill Realty Company dated May 26, 1955, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2705 folio 378 at a point distant 146.45 feet from the beginning of said sixth line thence North 74° 28' 30" East binding on part of said sixth line 195 feet more or less to the west side of said Pot Spring Road thence northerly binding on the west side of said Pot Spring Road as proposed to be widened 260 feet more or less to the place of beginning.

Containing 1.249 acres of land more or less.

Being the property of Medbury Realty, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, June 9, 1965 at 1:00 P.M. Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of
JOHN G. ROSE,
Zoning Commissioner
May 21. Baltimore [illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 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., ~~xxxxxxxxxx~~ ~~xx~~ 1 time ~~xxxxxxxxxxxxxx~~ before the 9th day of June, 1965, the first publication appearing on the 21st day of May 1965.

THE JEFFERSONIAN,
G. Leank Strueller
Manager.

Cost of Advertisement, $

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. James A. Dyer, Chairman, Zoning Advisory Committee Date May 14, 1965

FROM Mr. Charles E. Morris, Jr., Fire Bureau - Plans Review

SUBJECT Property Owner - Modbury Realty, Inc.
S/S Cinder Road 620' W. Pot Spring Road
District 8
Present Zoning - B.L. R-20 & R-40
Proposed Zoning - R.A.
No. Acres: 1.249

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. 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.

CEM/bbr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date May 26, 1965

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition No. 65-356-R. "B.L. R-20 and R-40 to R.A. Zone South side of Cinder Road 620 feet West of Pot Spring Road. Being the property of Modbury Realty Inc."

8th District

HEARING: Wednesday, June 9, 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:

Most of the subject property was zoned B.L. by the Comprehensive Rezoning Map for the Eighth District. We feel that this was an error.

As the petition now stands, we can only say that R.A. zoning for the present B.L. portion of the tract is preferable: apartments would be better than marginal commercial activity here. But, we do not feel that the R-20 and R-40 portions of the tract should be reclassified; these portions, being in the same ownership, provide the developer with an opportunity to provide a buffer between the apartments and the surrounding neighborhood. This buffer was provided (but not along Pot Spring Road) as a component of the original zoning.

If apartment zoning is to be accomplished here, careful attention should be paid to providing not only land use transitions but also to using more effectively the open spaces possible through apartments as a means of enhancing that transition and preserving the present natural greenery.

ep

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany
Zoning Petition B.L. to R.A.
Pot Spring Apartments

August 21, 1964

Beginning for the same at the intersection formed by the west side of Pot Spring Road as proposed to be widened to 60 feet and the second line of the land described in Baltimore County zoning description 8-BL-5 said point of beginning being distant 620 feet southerly more or less from the centerline of Cinder Road and running thence binding on the outlines of said zoning description 8-BL-5 as now surveyed the fifteen following courses and distances viz: first South 81° 03' 30" West 302 feet more or less, second South 80° 34' 30" West 527.27 feet, third North 8° 35' 30" West 382.00 feet, fourth South 81° 24' 30" West 485.00 feet, fifth Southerly along a curve to the left with a radius of 335.00 feet for an arc distance of 210.76 feet, sixth South 44° 38' 20" East 168.85 feet, seventh southeasterly along a curve to the left with a radius of 560.00 feet for an arc distance of 96.00 feet, eighth South 25° 42'02" West 133.35 feet, ninth southerly along a curve to the left with a radius of 575.00 feet for an arc distance of 409.81 feet, tenth southerly along a curve to the right with a radius of 585.03 feet for an arc distance of 216.84 feet, eleventh South 6° 06' 10" West 50.00 feet, twelfth easterly along a curve to the left with a radius of 263.35 feet for an arc distance of 229.19 feet, thirteenth North 46° 14' 20" East 309.25 feet, fourteenth easterly along a curve to the right with a radius of 275.00 feet for an arc distance of 168.29 feet and fifteenth North 81° 18' 07" East 657 feet more or less to the west side of said Pot Spring Road as widened to 60 feet thence northerly binding on the west side of said Pot Spring Road as proposed to be widened 530 feet more or less to the place of beginning.

Containing 20.106 acres of land more or less.

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany
Zoning Petition R-20 to RA
Pot Spring Apartments

August 21, 1964

Beginning for the same on the north side of Medbury Road 50.00 feet wide at a point distant 158.00 feet easterly from the east side of Patann Road 50.00 feet wide, said point of beginning being on the easternmost outline of Plat D Northampton, said plat being filed among the Plat Records of Baltimore County in Liber G.L.B. 22, folio 36, running thence binding on the easternmost outline of said Plat D, Northampton the two following courses and distances viz: first North 12° 39' 39" West 247.88 feet and second North 25° 28' 23" West 214.93 feet thence North 26° 03' 40" East and binding for part of the distance on the easternmost outline of Timonium Elementary School 552.75 feet to the westernmost outline of the land described in Baltimore County Zoning description 8-BL-5 thence binding on the westernmost outline of said zoning description the six following courses and distances as now surveyed viz: first South 44° 38' 20" East 142.62 feet, second southeasterly along a curve to the left with a radius of 560.00 feet for an arc distance of 96.00 feet, third South 25° 42' 02" West 133.35 feet, fourth southerly along a curve to the left with a radius of 575.00 feet for an arc distance of 409.81 feet, fifth southerly along a curve to the right with a radius of 585.03 feet for an arc distance of 216.84 feet and sixth South 6° 06' 10" West 50.00 feet thence binding on the southernmost outline of said zoning description the four following courses and distances as now surveyed viz: first northeasterly along a curve to the left with a radius of 263.35 feet for an arc distance of 229.19 feet, second North 46° 14' 20" East 309.25 feet, third easterly along

Description to Accompany
Zoning Petition R-20 to RA
Pot Spring Apartments

August 21, 1964
Sheet 2

a curve to the right with a radius of 275.00 feet for an arc distance of 168.29 feet and fourth North 81° 18' 07" East 462 feet more or less to the westernmost outline of the land described in Baltimore County Zoning description 8-R40-6, thence southerly binding on part of the westernmost outline in said last mentioned zoning description and binding also on a line drawn parallel and distant 195 feet westerly more or less from the west side of Pot Spring Road as proposed to be widened to 60 feet 285 feet to intersect the sixth line of the second parcel of land described in a deed from Thomas J. Guidera et al to the Frank J. O'Neill Realty Company dated May 26, 1955, and recorded among the Land Records of Baltimore County in Liber G.L.B.2705 folio 378 at a point distant 146.45 feet from the beginning of said sixth line thence binding reversely on part of the sixth, all of the fifth and fourth and part of the third lines in said deed the four following courses and distances viz: first South 74° 28' 30" West 146.45 feet, second North 73° 36' 30" West 330.27 feet, third South 46° 14' 20" West 627.76 feet and fourth North 83° 53' 50" West 237.70 feet thence for lines of division the three following courses and distances viz: first northerly along a curve to the left with a radius of 453.16 feet for an arc distance of 44.06 feet, second North 6° 06' 10" East 156.01 feet and third westerly along a curve to the left with a radius of 584.03 feet for an arc distance of 181.98 feet to intersect the above mentioned easternmost outline of Plat D Northampton, thence binding on part of said easternmost outline North 11° 45' 01" West 25.00 feet to the place of beginning.

Containing 11.276 acres of land more or less.

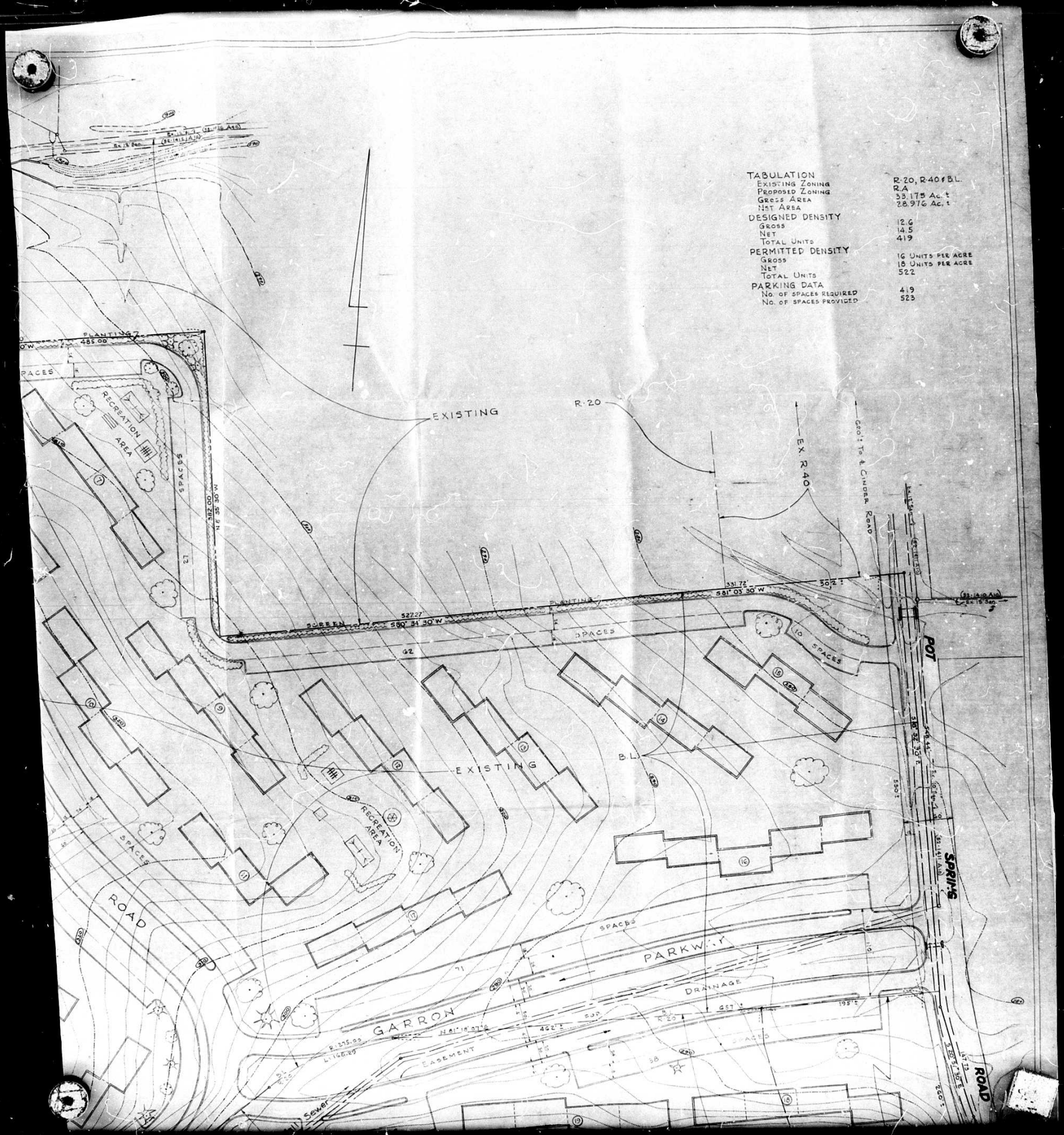
FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany
Zoning Petition R-40 to RA
Pot Spring Apartments

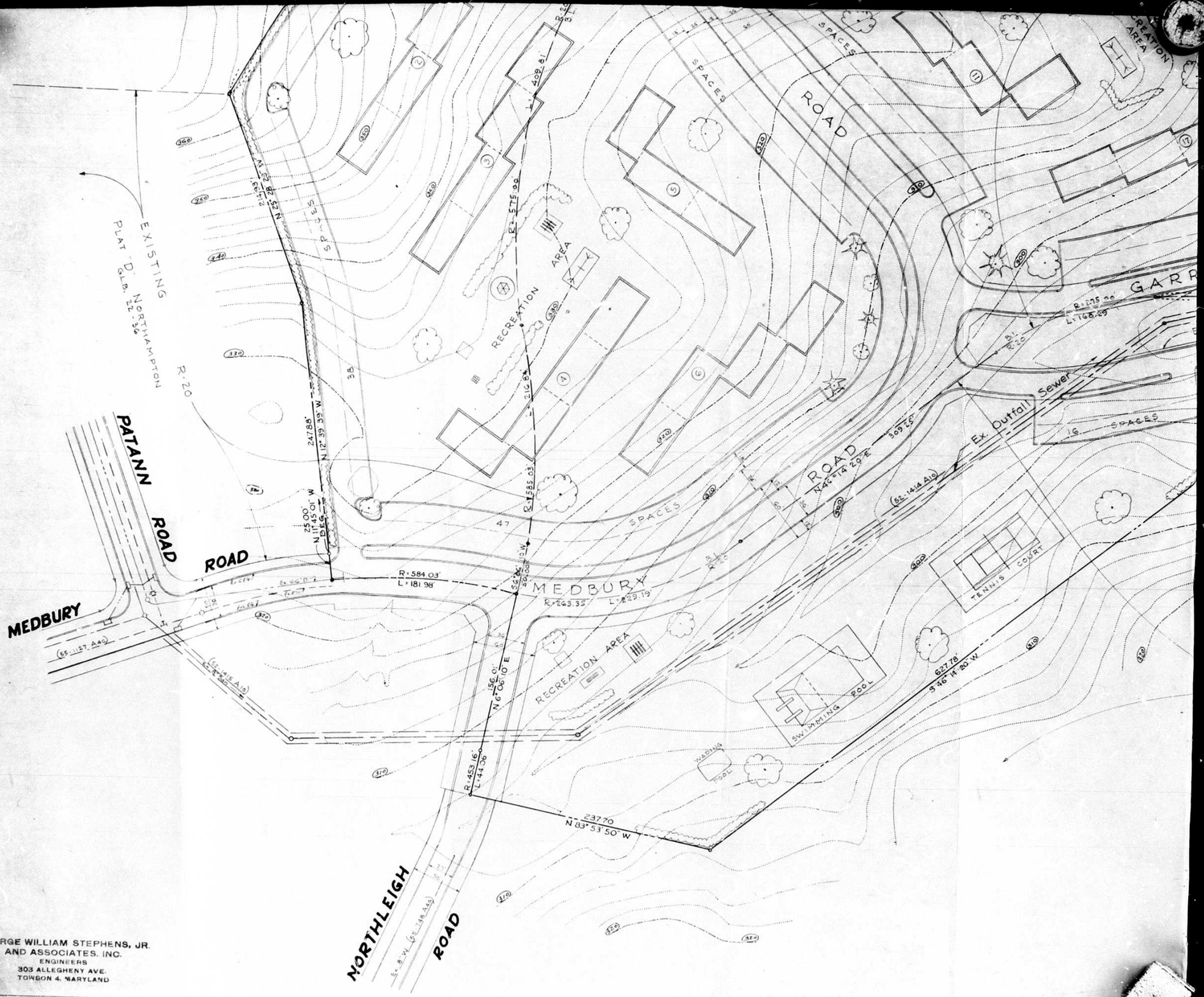
August 21, 1964

Beginning for the same on the west side of Pot Spring Road as proposed to be widened to 60 feet at a point distant 1150 feet southerly more or less from the centerline of Cinder Road and running thence South 81° 18' 07" West 195 feet more or less to the westernmost outline of the land described in Baltimore County Zoning description 8-R40-6 thence binding on part of the westernmost outline of said zoning description and running parallel and distant 195 feet westerly from the west side of said Pot Spring Road as proposed to be widenad 285 feet more or less to intersect the sixth line of the second parcel of land described in a deed from Thomas J. Guidera et al to the Frank J. O'Neill Realty Company dated May 26. 1955, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2705 folio 378 at a point distant 146.45 feet from the beginning of said sixth line thence North 74° 28' 30" East binding on part of said sixth line 195 feet more or less to the west side of said Pot Spring Road thence northerly binding on the west side of said Pot Spring Road as proposed to be widened 260 feet more or less to the place of beginning.

Containing 1.242 acres of land more or less.


TABULATION
EXISTING ZONING R-20, R-40 & B.L.
PROPOSED ZONING R.A
GROSS AREA 33.175 Ac. ±
NET AREA 28.976 Ac. ±
DESIGNED DENSITY
GROSS 12.6
NET 14.5
TOTAL UNITS 419
PERMITTED DENSITY
GROSS 16 UNITS PER ACRE
NET 18 UNITS PER ACRE
TOTAL UNITS 522
PARKING DATA
NO. OF SPACES REQUIRED 419
NO. OF SPACES PROVIDED 523
EXISTING
R-20
EX. R-40
GEO. T. & CINDER ROAD
PLANTING
SCREEN
S80° 34' 30" W
527.27
S81° 03' 30" W
331.72
485.00
N 0° 25' 00" W
SPACES
RECREATION AREA
L2
G2
10 SPACES
B.L.
POT SPRINGS ROAD
S 18° 32' 30" E
548.44
580±
EXISTING
RECREATION AREA
SPACES
ROAD
PARKWAY
DRAINAGE
GARRON
N 81° 18' 37" E
462±
R 375.03
L 146.29
EASEMENT
Sewer
195±
S 20° 19' 30" E
1573
600±
ROAD

EXISTING R-6
EXISTING R-10
CINDER ROAD
50.37'
N 74° 30' 00" E.
191.82'
N 8° 35' 30" W
197.88
S 8° 35' 30" E
SCREEN
460.00'
S 81° 24' 30" W
PLANTING
485.00
31 SPACES
RECREATION AREA
SPACES
382.00'
N 8° 35' 30" W
TIMONIUM
ELEMENTARY
SCHOOL
35.00'
N 44° 38' 20" W
CAITHNESS
ROAD
SPACES
RECREATION AREA
EXISTING PLAT D
GARR



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND

PLAT TO ACCOMPANY ZONING PETITION
PROPOSED

POT SPRING APARTMENTS

BALTO. CO. MD.
SCALE: 1" = 50'

ELECT. DIST. No. #8.
AUGUST 19, 1964.