

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, Hutton Homes, Inc., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an NC-2-B zone to an NC-6E zone, for the following reasons:

To conduct real estate office in the same office now being used for apartment rental office.

See Attach 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 Office.

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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

HUTTON HOMES, INC.
Contract purchaser
Address 3800 Southern Cross Drive
Baltimore, Md. 21207
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of May, 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 28th day of June, 1965, at 11:00 o'clock A.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 11, 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. once in each successive week before the 28th day of June, 1965, the first publication appearing on the 11th day of June, 1965.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$ 22.00

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

a Special Exception for a Office should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of June, 1965, that the herein described property, concerns should be and is reclassified from NC-2-B to NC-6E and a Special Exception for a Office should be and the same is granted, from and after the date of this order, subject to approval of the site plan by Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th 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 the same is hereby continued as and to remain a NC-2-B zone, and/or the Special Exception for Office be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

Hutton Homes, Inc.
3800 Southern Cross Drive
Baltimore, Md. 21207

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing this 18th day of May, 1965.

Owners Name: Hutton Homes, Inc.
Reviewed by John G. Rose
Zoning Commissioner

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting 6/12/65
Posted for: Petition for Special Exception for Office
Petitioner: Hutton Homes, Inc.
Location of property: SW. cor. of Brookmill Rd. & St. Vincent's Drive
Location of Signs: on SW corner of Brookmill Rd. & St. Vincent's Dr.
Remarks: 2 signs
Posted by John G. Rose Date of return June 18, 1965

LESTER MANN, P.E.
JOHN C. CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
1020 Crosswell Bridge Rd. - Baltimore, Maryland 21204
823 - 0000

DESCRIPTION
OF PARCEL IN "MILBROOK APARTMENTS" FOR SPECIAL
EXCEPTION FOR OFFICE USE, NO. 6930 TO 6938 BROOKMILL
ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY
MARYLAND.

Beginning for the same at a point on the southwest side of Brookmill Road, as laid out sixty feet wide and shown on the plat entitled "Parcel A and Parcel B, Milbrook" and recorded among the Land Records of Baltimore County in Plat Book R.R.G. 29, Page 60, at the distance of 10.00 feet, as measured northwesterly along said southwest side of Brookmill Road from its intersection with the northwest side of St. Vincent's Drive, as laid out sixty feet wide and shown on said plat, and running thence, binding on said southwest side of Brookmill Road, (1) N 56° 04' 02" W - 187.72 feet, and (2) northwesterly, by a curve to the left with the radius of 163.05 feet, the distance of 95 feet, more or less, thence leaving said Brookmill Road, (3) southwesterly 225 feet, more or less, to a point in the center line of a driveway there laid out and known as Marae Drive, thence binding thereon and following the curve thereof, (4) southeasterly 196 feet, more or less, hence to and along said northeast side of St. Vincent's Drive, (5) N 33° 55' 58" E - 165 feet, more or less, and thence (6) N 11° 04' 02" W - 14.14 feet to the place of beginning.

HG V/jc
J.C. #57101-A
5/6/65



INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 30657	
Division of Collection and Receipts		COURT HOUSE		TOWSON 4, MARYLAND		DATE 6/4/65	
TO: Hutton Homes, Inc. 3800 Southern Cross Drive Baltimore, Md. 21207				BILLED BY: Zoning Dept. of Balto. Co.			
DEPOSIT TO ACCOUNT NO. 01-622		QUANTITY		TOTAL AMOUNT		COST	
		Petition for Special Exception for Hutton Homes, Inc. #65-384-X		50.00			
		6-745 8748 * 30657 HP-		50.00			
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.							

INVOICE		BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		No. 31912	
Division of Collection and Receipts		COURT HOUSE		TOWSON, MARYLAND 21204		DATE 6/29/65	
TO: Hutton Homes, Inc. 3800 Southern Cross Drive Baltimore, Md. 21207				BILLED BY: Zoning Dept. of Balto. Co.			
DEPOSIT TO ACCOUNT NO. 01-622		QUANTITY		TOTAL AMOUNT		COST	
		Advertising and posting of property #65-384-X		53.00			
		6-2503 7731 * 31912 HP-		53.00			
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
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 16, 1965
FROM: George A. Gavrilis, Director
SUBJECT: Petition No. 65-384-X. "Special Exception for an Office, Southwest corner of Brookmill Road and St. Vincent's Drive. Being the property of Hutton Homes, Inc."

3rd District

HEARING: Monday, June 28, 1965 (11:00 A.M.)

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

A bona fide office use of the small (446-square-foot) size indicated on the petitioner's plat would not, in our opinion, be an inappropriate use in the apartment building where it is proposed to be established. If the special exception is granted however, it should be made subject to appropriate provision of parking and to controls on appearance, hours of operation, etc.



CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. June 9, 1965
THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 28th day of June, 1965, the first publication appearing on the 10th day of June, 1965.

THE TIMES,
Manager,
John M. Martin

Cost of Advertisement \$22.00
Purchase Order B0597
Requisition No. F500

PETITION FOR SPECIAL EXCEPTION
3rd DISTRICT

ZONING: Petition for Special Exception for an Office. LOCATION: Southwest corner of Brookmill Road and St. Vincent's Drive. DATE & TIME: MONDAY, JUNE 28, 1965 at 11:00 A.M. PUBLIC HEARING: Room 106, 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.

Petition for Special Exception for Office and Office Building. All that parcel of land in the 3d District of Baltimore County Beginning at the same as a point on the southwest side of Brookmill Road, as laid out sixty feet wide and shown on the plat entitled "Parcel A and Parcel B, Milbrook" and recorded among the Land Records of Baltimore County in Plat Book R.R.G. 29, Page 60, at the distance of 10.00 feet, as measured northwesterly along said southwest side of Brookmill Road from its intersection with the northwest side of St. Vincent's Drive, as laid out sixty feet wide and shown on said plat, and running thence, binding on said southwest side of Brookmill Road, (1) North 56 degrees 04 minutes 02 seconds West - 187.72 feet, and (2) northwesterly, by a curve to the left with the radius of 163.05 feet, the distance of 95 feet, more or less, thence leaving said Brookmill Road, (3) southwesterly 225 feet, more or less, to a point in the center line of a driveway there laid out and known as Marae Drive, thence, binding thereon and following the curve thereof, (4) southeasterly 196 feet, more or less, hence to and along said northeast side of St. Vincent's Drive, (5) North 33 degrees 55 minutes 58 seconds East - 165 feet, more or less, and thence (6) North 11 degrees 04 minutes 02 seconds West - 14.14 feet to the place of beginning. Being the property of Hutton Homes, Inc., as shown on plat filed with the Zoning Department. Hearing Date: Monday, June 28, 1965 at 11:00 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. By Order Of: John G. Rose, Zoning Commissioner of Baltimore County.

LOCATION PLAN

1"=500'

DENSITY CALCULATIONS

- Gross Acreage of Tract - 16.44 Ac.
- Acreage Proposed for Non-Res. Use - 400 Ac.
- Gross Residential Acreage - 16.04 Ac.
- Net Residential Acreage - 16.24 Ac.
- Total No. of Units - 291
- Gross Residential Density - 18.1
- Net Residential Density - 18.0
- Total No. of Units - 291

Zoned RA
Garden Type Apartments

GENERAL NOTES

- Petitioner is Requesting A "Special Exception" For Office Use In Building N° 4 (160000 Residential Units)
- Apartment Structures I thru II Are Existing or Under Construction.
- Area of Proposed Office Equals 440 Sq. Ft.
- Required Off-Street Parking Equals 2 Units.
- Area Requesting "Special Exception" Equals 110 Ac.
- Off-Street Parking Areas (Marque Dr.) Exist From Evansway Road To St. Vincent's Dr.

NOTE:

Proposed grade lines shown thus: — 452 —
Original ground lines shown thus: — 452 —

PLAN TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION PORTION OF "MILBROOK APARTMENTS"

ELECT. DIST. N° 3
SCALE: 1"=50'

BALTO. CO., MD.
MAY 5, 1965

DEVELOPER

HATTON HOMES, INC.
3800 SOUTHERN CROSS DR.
BALTO. 7, MD.



MATZ, CHILDS & ASSOCIATES
1020 BOWENWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
1/3/65 DRAWN BY: TADIS BY: CHILDS BY:
Photo 1213 1214