

65-386-R **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, H. C. Jenifer, Henry Kaufman, legal owners 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-40 zone to an R-40 zone; for the following reasons:

Error in original zoning; and change in conditions

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:

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.

CRISTIAN CORP.
By George E. Harrison
Address 220 Pine Valley Drive
Towson, Maryland

W. Lee Harrison, Petitioner's Attorney
Address 22 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 25th 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 196, County Office Building in Towson, Baltimore County, on the 28th day of June, 1965, at 11:30 o'clock P.M.

Zoning Commissioner of Baltimore County.

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an R-40 zone to an R-A zone : COUNTY BOARD OF APPEALS
NE corner Jenifer and : OF
Timonium Roads, : BALTIMORE COUNTY
8th District :
H. C. Jenifer and :
Henry Kaufman, :
Petitioners :
No. 65-386-R

ORDER OF DISMISSAL

Petition of H. C. Jenifer and Henry Kaufman for reclassification of property located on the northeast corner of Jenifer and Timonium Roads in the Eighth District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed April 24, 1967 from the attorney representing the petitioners-appellants in the above entitled matter;

WHEREAS, the said attorney for the said petitioners-appellants requests that the appeal filed on behalf of said petitioners be dismissed and withdrawn as of April 24, 1967.

It is hereby ORDERED this 25th day of April, 1967 that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Glen Parker

Walter A. Reiter

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 be had; and it further appearing that by reason of:

a Special Exception for a _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1965, that the herein described property or area should be and the same is hereby reclassified; from a _____ zone to a _____ zone; and/or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of: the petitioners did not prove error on the Land Use Map adopted by the County Board of Appeals or change in the neighborhood so that the subject property could be reclassified from an R-40 zone to an R-A zone;

the above reclassification should NOT BE HAD, and no Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th 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 R-40 zone; and no Special Exception be granted.

Zoning Commissioner of Baltimore County

MICROFILMED

LAW OFFICES
W. LEE HARRISON
607 PENNSYLVANIA BUILDING
22 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

April 19, 1967

County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Petition of H. C. Jenifer and Henry Kaufman for reclassification from an R-40 zone to an R-A zone, NE corner Jenifer and Timonium Roads, 8th District, #65-386-R

Gentlemen:

Please dismiss the above captioned appeal on behalf of the applicants without prejudice.

Very truly yours,

W. Lee Harrison
W. Lee Harrison,
attorney for Applicants

Lester Moss, P.E.
John C. Childs, J.S.
Associated
George W. Childs, J.S.
Robert W. Childs, P.E.
Leonard M. Childs, P.E.
Norman F. Harrison, J.S.
Paul S. Swanson

MATZ, CHILDS & ASSOCIATES, INC.

Engineers - Surveyors - Site Planners
1920 Connell Bridge Rd. - Baltimore, Maryland 21204
823-0900

DESCRIPTION

**53 ACRE PARCEL, NORTHEAST CORNER OF JENIFER
AND TIMONIUM ROADS, EIGHTH ELECTION DISTRICT,
BALTIMORE COUNTY**

Present Zoning - R-40
Proposed Zoning - R-A.

Beginning for the same at the point of intersection of Timonium Road and Jenifer Road, said point being at the beginning of the deed from Charles E. Lewis and wife to Henry Kaufman and wife, dated July 13, 1925 and recorded among the Land Records of Baltimore County in Liber W.P.C. 618 page 246, running thence binding reversely on the 25th through the 19th lines of said deed and along the center of said Timonium Road, the seven (7) following courses and distances, (1) N. 86° 41' E., 295. feet ±, (2) S. 88° 04' E., 214 feet ±, (3) S. 86° 34' E., 135 feet ±, (4) N. 87° 56' E., 452 feet ±, (5) N. 85° 26' E., 130 feet ±, (6) N. 79° 26' E., 197 feet ± and (7) S. 89° 49' E., 58 feet ± to the east side of a 18 foot road or right of way as described in the deed from George L. Anderson and wife to William Duncan, dated September 20, 1869 and recorded among said Land Records in Liber E.H.A. 64 page 74, thence binding on the east side of said 18 foot road, the three following courses and distances, (1) N. 04° 31' W., 817 feet ±, (2) N. 38° 59' W., 241 feet ± and (3) N. 36° 34' W., 320 feet ±, thence S. 82° 44' W., 10 feet ±, thence N. 74° 39' W., 231 feet ±, thence

Water Supply
Sewage
Drainage
Highways
Structures
Developments
Investigations
Reports

N. 72° 01' W., 254 feet ±, thence N. 56° 10' W., 300 feet ±, thence N. 26° 58' W., 135 feet ± thence N. 14° 09' W., 538 feet ±, thence S. 76° 46' W., 50 feet ± to a point on the eighth line of the land described in the deed from E. June Shock to Ilma M. Jenifer, dated November 5, 1943 and recorded among said Land Records in Liber R.J.S. 1317 page 89, thence binding on a part of said eighth line and continuing to bind on a part of the ninth line thereof, the two following courses and distances, (1) S. 06° 33' W., 1215 feet, ± and (2) S. 86° 33' W., 96 feet ±, thence S. 01° 28' E., 494 feet ±, thence N. 88° 47' W., 284 feet ±, thence southwesterly by a line curving to the left with a radius of 174 feet ±, the distance of 129 feet ± to the northeast side of said Jenifer Road; a point on the eleventh or last line of said last mentioned deed, thence binding on a part of said eleventh line and along said Jenifer Road, S. 42° 57' E., 728 feet, more or less to the place of beginning.

J. O. #65020

RWB:bsh

5/12/65



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

May 25, 1965

W. Lee Harrison, Esquire
22 W. Pennsylvania Avenue
Towson, Maryland 21204

SUBJECT: Reclassification from an R-40 zone to an R-A zone for H. C. Jenifer and Henry Kaufman, at al., located on the northeast corner of Jenifer and Timonium Roads. (Item 3 - 5/25/65)

Dear Sir:

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

BUREAU OF TRAFFIC ENGINEERING: See attached comments.

BUREAU OF ENGINEERING:

Utilities: Water - It appears that the 12" main in Timonium Road is not adequate to serve this property due to the elevation encountered. The Town Fourth Zone, of which this main is a part, will serve to a maximum elevation of 140'. Improvements in the way of pump facilities and an elevated storage tank will probably be necessary before any property above elevation 140' in this area can be served. However, these improvements are only in early stages of study. Sewer - 8" sanitary sewer exists in both Timonium and Forest Ridge Roads adjacent to this site. Adequacy of existing utilities to be determined by developer or his engineer. Storm Drain - A 18" drain exists near Pine Forest Court, and an 18" drain exists near Galaxy Road. These drains will serve portions of the subject property. Timonium Road is to be a minimum 18' curb and gutter road on a 70' right of way. Jenifer Road is to be a minimum 18' curb and gutter road on a 60' right of way.

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:

Office of Planning and Zoning
Health Department
State Roads Commission
Fire Bureau
Buildings Department
Industrial Development Commission
Tours - very truly,

James E. Rose
James E. Rose, Chief
Petition and Permit Processing

cc: Mr. E. Moore, Traffic Eng.
Mr. G. Brown, Dir. of Eng.

LAW OFFICES
W. LEE HARRISON
607 PENNSYLVANIA BUILDING
22 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

June 30, 1965

John G. Rose, Esq.
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification from R-40 Zone to R-A Zone - NE/C Timonium and Jenifer Roads, 8th Dist. H. Courtney Jenifer, et al. and Henry Kaufman, Petitioners - No. 65-386-R

Dear Mr. Rose:

Please note an appeal to the County Board of Appeals from your Order and Decision denying the above reclassification on behalf of the Petitioners, H. Courtney Jenifer, et al.

I have enclosed herewith my check in the amount of \$75.00 to cover the costs of said appeal.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

b
Enc.
CC: J. Elmer Weisheit, Jr., Esq.



LOCATION PLAN
Scale: 1"=500'

- GENERAL NOTES
1. Total Acreage of Tract Equals 20.00 Acres ±
 2. Present Zoning of Tract "R-20"
 3. Present Use of Tract Residential Use ± No Use
 4. Proposed Zoning of Tract "R-40"
 5. Proposed Use of Tract "Medium Apartments"
 6. Density Calculations:
 A. Gross Residential Acreage Equals 19.99 Acres ±
 B. Net Residential Acreage Equals 21.24 Acres ±
 C. Number of Apartment Units Allowed Equals 253
 D. Proposed Number of Units Equals 216
 E. Gross Density Equals 10.74
 F. Net Density Equals 10.17
 G. Required Offstreet Parking (216 x 1.20) Units Equals 259
 H. Proposed Offstreet Parking (216 x 1.10) Units Equals 238

- LEGEND
- Proposed Fire Hydrant Locations
 - Drive Paving Screening Mini & High
 - Top Plant Areas
 - Typical 12 Unit Apartment Structure

65-386R

MAPS
#9-3-C
#8-3-D

SHEETS
NW-13-B
NW-14-B
RA

PLAT TO ACCOMPANY PETITION
RECLASSIFICATION OF PROPERTY
VICINITY
TIMONIUM ROAD & JEFFER ROAD
BALTIMORE DISTRICT 8
SCALE: 1"=100'
MAY 12, 1968

