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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
H. Courtenay Jenifer, Henry Kaufman
1, or we lima M. Jenifer. 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 (i) that the roming status of the herein described property be re-classified, pursuant 9-3-6 zone to an 8-3-D SHEETS

zone: for the following reasons Error in original coning and change in conditions

RA 6/11/65

M.F

cor. of Jenifer 5

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. I or we, agree to pay expense at our and the agree to and are to be bound by the roning regulations and estrictions of Battirore County adopted pursuant to the Zoning Law for Battimore County adopted pursuant to the Zoning Law for Battimore County County

H Courtenay Jenger

Address, Joney Kanfron

Transfer Standard Protestant's Astorney

LUI TATREPAS OUR L. TOURA

Henry Kaufman

County
CHESTON COMP.
By MARKAGE Gulden
Yalley Wood, Iron Valley Mood, Inc.

34 Sicreta T Sicont Dutchasep no.

Address Sio Pine Valley Drive

Timonium, Maryland W Lee Harrison, Petitis er's Attorney

Address 22 W. Pennsylvania Av. e. Towson, Maryland 823 1200

ORDERED By The Zoning Commussioner of Baltimore County, this _____25th _____d_y

1965 that the subject matter of this petition be advertised, as of Hay 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 28th Pt. Stay of June 196.5., at Jr30 o'clock

Zoning Commissioner of Baltimore County.

REFORE

PE PETITION FOR RECLASSIFICATION :

100

FINION FOR RECLASTICATION
from an R-40 zone to an R-A zone
NE corner Junifer and
Timonium Roads,
8th District
H. C. Junifer and COUNTY BOARD OF APPEALS Henry Kaufman,

OF BALTIMORE COUNTY No. 65-386-R

ORDER OF DISMISSAL

Petition of H. C. Jenifer and Henry Keufman 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

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for the said petitioners-appellants requests that the appeal filed or behalf of said petitioners be dismissed and withdrawn as of April 24,

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

the above Reclassification should be had; and it further appearing that by reason of

should be granted, 196...., that the herein described property or area should be an i the same is hereby reclassified; from a....

zone, and/or a Special Exception for a... 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 consider by recommends the petitioners did not prove error on the Land Dise Hap adopted by the county Council 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 re-classification should NOT BE HAD, analyzecothecospeciate/Parcept VANCEMBER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this. 2544day of June 1965 that the above re-classification 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 n "R-40" Zone zone; and occites Special Exception Torax x x x x x x x x x x

MICROFILMED

W. LEE HARRISON 22 WEST PENNSYLVANIA AVENUE

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, 3tr District, 465-386-R

Later Mary P.E. Leonard M. Glass, P.E.

Paul Lee, P.E.

Somen F. Herrman, LS

MATZ, CHILDS & ASSOCIATES, IN Engineers - Surveyors - Site Planners 1720 Crosswell Bridge Rd. - Baltimore, Maryland 21204

DESCRIPTION

Pal S. Serten 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 Ro and Jenifer Road, said point being at the beginning of the deed from Char Lewis and wife to Henry Kaufman and wife, dated July 13, 1925 and recorded NW-14 8 among the Land Records of Baltimore County in Liber W. P.C. 618 page 36, 6/1/65 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 t, (6) N. 79° 26' E., 197 feet t and (7) S. 89" 491 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. 30" 34' W., 320 feet +, thence S. 82* 44' W., 10 feet, thence N. 74* 39' W., 231 feet, thence

W. LEE HARRISON

UU WEST PENNSYLVANIA AVENUE TOWNON, MARYLAND 12120-1

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

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

I have enclosed herewith my check in the amount of \$75.00 to cover

Very truly yours,

W. Lee Harrison

Car Harry

- JUL - 2 '85 M

TONING DEPARTMENT

Sourcego Drainage Highway

Development

65-386R

MAP 19-3-0

ninth line thereof, the two following courses and distances, (1) 8-3 E S. 06° 33' W., 1215 feet, [†] and (2) S. 86° 33' W., 96 feet [†], thence SHEETS 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 at 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.

N. 72* 01' W., 254 fort -, 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

binding on a part of said eighth line and continuing to bind on a part of the

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 65, thence

J. O. #65020



Z, CHILDS & ASSOCIATES, INC.

mell Bodge RL - Torson, MJ, 21201

BALTIMERE COUNTY OFFICE OF FLAMMING AND ZONGING GOURTY OFFICE BUILDING TOMSON, MARYLAND 21204

May 25, 1965

SUBJECT: Reclassification from an R.Ac acuse to an R.A. sone for H. Gourtensy Jenifer, at all located on the northeast corner of Jenifer and Risonius Roads. (Item 3 - 5/25/65)

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

BURRAS OF TRAFFIC ENGINEERING: See attached comments.

PIN:

* It appears that the 12° main in Timentum Road is not adequate to serve this property due to the elevat he encountered. The Treen Fourth Zone, of which this main is a party will serve to a maximum short time for a continuous server than 121 possibly be necessary before any property above elevation 150° in this area can be serve them the server than 150° in this area can be served. The server the server than 150° in this area can be area of the server than 150° in this area can be area.

8° Sentiary seem catate in both Timentum and Forest Ridge Roads adjacent to this site.

8° Sentiary seem catate in both Timentum and Forest Ridge Roads adjacent to this site.

10° The Property of the Server Ser

Storm Drain - A 15 to secure we exceed the described by developer or his organiser.

Storm Drain - A 15 to secure rise forces Court, and an 18t drain exists and court and a 18th drain exists and court and a 18th drain court and the subject property.

Read - Timonium Read is to be a minimum 18th curb and gutter read on a 70 vigit at two. Jenfer Read is to be a minimum 10th surb and gutter read on a 60' right of way.

The above comments are not intended to indicate the appropriateness of the soning action requested, but to assure that all parties are unde saure of plans or problems that was have beening on this case. The Director and/or the Daywy Director of the Office of Planning and Zoring vill submit recommendations on the appropriate of the requested soning 10 days before us. Zoning Commissioner's bearing con-

Yours - my truly,

ort Ha . R. Moore, Traffic Eng.

John G. Rose, Esq.

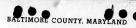
Zoning Commissioner County Office Building Towson, Maryland 21204

the costs of said appeal.

Please dismiss the above captioned appeal on behalf of the applicants

W. Lee Harrison, attorney for Applicants

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



INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose,	Zoning Commissioner	Date_ June 16, 1965	
A Second Control of Section Control of Contr	- constant for Suite	Date Join 10, 1703	

FROM George E. Goyrelis, Director

SUBJECT Petition No. 65-386-R. "R-40 to R. A. Zone. Northcast corner of Jenifer and Timonium Roads. Being the property of H. Courtenay jenifer."

8th District

Monday, June 28, 1965 (1:30 P.M.)

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

- The Comprehensive Zoning Map for the 8th District affirmed the basic large-lot The Comprehensive Zoning Map for the BID District offirmed the basic large-for-character of the plateau area west of the Harriskorg Expressive good of the front-age along Timonium Road. Since the map's adoption, adjustments have been made in the zoning boundaries in order to provide a nare rational transition be-tween smaller lots in the low land north of Timonium Road and large-lot zoning. tween smaller fors in the low land north or Himmhium Koud and large-for com-westerly up the slope. These changes in no way justify the change requested under the subject petition. With respect to the subject property the map is correct; in one particular, it is responsive to topography — and topography extremely important her ...
- It comes as no surprise that utilities are feasible in this area, this fact was well known when the Comprehensive Zoning Map was being prepared. But the availability of utilities, in itself, is no reason to zone for higher density. (This would be to say that house on large lots should not have utilities.)
- (3) Reclassification as requested here would be a classic case of spot zoning: it would not be in accordance with the Comprehensive Plan and the property would be totally surrounded by similarly situated land which is zoned differently.
- In all probability, rezoning of the subject tract would be only the first break in the integrity of the map as it applies to this vicinity. History shows that further reclassifications of such a nature could be expected to follow.



BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

DATE TAUSS

No.31947

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

QUANTITY	ACCOUNT NO. 01-522 DETACH UPPER SECTION AND RETURN WITH YOUR RESISTANCE	
/	Cost of opposit - Justifer-Southern property 1 edge 570.60	\$75.00
	PHO-bittom Contribut - Gibrate	+
	1-865 4499 e 31947 NP-	75.00
)

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

Date June 2, 1965

#65-386R

TO Mr. James A. Dyer, Chairman Zoning Advisory Committee

FROM Lt. Charles F. Morris, Sr. Fire Bureau- Plans Review SUBJECT Property owner- H. Courtney Jenifer Location- NE/ corner Jenifer & Yimonium Roads District- 8th

Present Zonion- P ho

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 distance spart as measured along an improved road, and within 300 the Baltimore County Fire Bureau.

CFM+tas

llma M. Jenifer, dated November 5, 1943 and recorded among said Land Records in Liber R.J.S. 1317 page 383.

Courienay Jenifer, et al. as silows on plat plan field with the Zoning Department, Its aring Date: Menday, June 28, 1965 at 1:30 P.M. Public Hearing: Room 108, County Officer Building, 111 noon, M. Poder Of By Order Of By Order Of John G, Kawe Zoning Commissioner Cf Baltimore County

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. June 9, . 19 65

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

sucessive weeks before the 28th .19 65 . the first publication day of June

appearing on the 15th day of June

THE TIMES. Mark Manager

John M. Martin

Cost of Advertisement, \$37.50

Purchase Order B0897 Requisition No. F5802

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson, Maryland, 21204

#65-386R

Date_ May 28, 1965

Mr. James E. Dyer

Eugene J. Clifford

Item 3 - ZAC - May 25, 1965 Timonium Road at Jenifer Road

Review of the plat dated May 13, 1965 results in the

The proposed apartment site of 816 units can be expected to generate 5700 trips per day as compared to the 370 trips expected with present soning.

The present traffic volume is 3981 ADT (1965).

The existing Timonium Road is 20' pavement with poor

EJC:CRM:nr

PETITION FOR RECLASSIFICA-ZONING: From R-10 to B.A. Zone. LOCATION: Northeast corner of Jenifer and Thanolum Roads. DATE & TIME: Monday, June 28, 1945 at 1130 P.M. PUBLIC HEARING: Rocen 108, Coun-ty Office Building, 111 W. Chesa-peake Avenue, Towen, Maryland.

And the revenue American has been been as a second of the second of the

CERTIFICATE OF PUBLICATION

TOWSON, MP.,Junz 11,
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., sncoxinx.each
oft1_timesuccessive wants before the28th
day ofduna, 1965, the first publication
appearing on thellthday oflung
1955

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Bilding 111 W. Cheso-cake Avenue Towson 4, Paryland

Your position has been received and accepted for filing this

BALTMORE COUNTY, MANUTAND OFFICE OF FINANCE

No. 30660 DAYE 6/4/65

Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARY AND

PAD - Billions Carry, Mar-Olivay 2 and 6-- 369 6 191 . 30660 TIP-

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.

