

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Warren Park Associates, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an M-L zone to an R-A zone, for the following reasons:

Error in original zoning and genuine change in conditions.

See attached description

and (2) for a "petio" 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 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.

Warren Park Associates
Contract purchaser
Address: 5700 Smith Avenue, 21209

W. Lee Harrison, Petitioner's Attorney
Address: 607 Loyola Federal Building, Towson, Md. 823-1200

ORDAINED By The Zoning Commissioner of Baltimore County, this 29th day of June, 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 109, County Office Building in Towson, Baltimore County, on the 2nd day of August, 1965, at 1:30 o'clock.

Zoning Commissioner of Baltimore County.

RE: PETITION FOR RECLASSIFICATION
From M-L Zone to R-A Zone -
N/S Milford Mill Road opposite
Deerfield Road, 3rd District -
Warren Park Associates,
Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-33-R

ORDER OF JUDICIAL

The petitioner in the foregoing case has withdrawn the petition and the matter is dismissed without prejudice.

Zoning Commissioner of Baltimore County

Date: August 3, 1965

Description to be Rezoned from M-L to R-A.

Beginning for the same at a point in the center of Milford Mill Road and near the center of Deerfield Road thence running along the center of said Milford Mill Road South 57°-35'-00" West thence running for lines of division the Four (4) following courses and distances viz: North 31°-58'-10" West 400.01'-- North 57°-35'-00" East 124.97'-- South 31°-58'-10" East 287.11' South 22°-01'-03" East 114.78' to the point of beginning.

Containing 1.123 Acres of land more or less.



James E. Brown

LAW OFFICES
W. LEE HARRISON
607 LOYOLA FEDERAL BUILDING
90 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

July 29, 1965

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

Re: Reclassification from M-L to R-A for Warren Park Associates, Located on the N/S of Milford Mill Road opposite Deerfield Road Third District #66-33-R

Dear Mr. Rose:

Please dismiss the above captioned matter without prejudice.

Very truly yours,

W. Lee Harrison
Attorney for Petitioner

CC: George W. White, Jr., Esq.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James A. Dyer - Chairman
Zoning Advisory Committee
Lt. Charles F. Morris, Jr.
FROM: Fire Bureau, Plans Review

SUBJECT: Property Owner - Warren Park Associates
Locate - N/S Milford Mill Road opp. Deerfield Road
Dist. 3
Present Zoning - M-L
Proposed Zoning - R-A
No. Acres: 1.123

1. Location of proposed hydrants and size of mains shall be indicated on plot plan. Water mains, sewers, 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 apart as measured along an improved road, and within 500' from any dwelling. Hydrants shall be located in a pattern approved by the Baltimore County Fire Bureau.
2. Request site plan to show name of all streets and roads both public and private.

C/F:JLS

MAP #3
SE 1/2 C
NW-6E
NW-7E
RA

STATE OF MARYLAND STATE ROADS COMMISSION

300 WEST PENNSYLVANIA STREET
BALTIMORE, MD. 21201

July 22, 1965

Mr. James Dyer
Office of Planning and Zoning
County Office Building
Towson, Maryland, 21204

Dear Mr. Dyer:

Transmitted herewith is one (1) copy of the subject plat with the proposed tie in road indicated in red.

Please note that the plan is stamped TENTATIVE and SUBJECT TO REVISION.

Thank you for your usual cooperation.

Very truly yours,
Charles Lee Chief
Development Engineering Section

BT: John L. Doerr
Asst. Development Engineer

JLD/ntb

CC: Mr. M. C. Hamon



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

W. Lee Harrison, Esq.
607 Loyola Federal Building
Towson, Maryland 21204

SUBJECT: Reclassification From M-L to R-A
For Warren Park Associates
Located on the N/S of Milford Mill Road opposite Deerfield Road 3rd District
(Item 5 June 29, 1965)

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

STATE PLANS COMMISSION: This commission will review the proposed development plan and submit comments at a later date.

OFFICE OF PLANNING AND ZONING: The parking layout in particular the parallel spaces will not work the minimum length for parallel parking spaces for 23 feet. The spaces as shown on the plan appear to be a maximum of 20 feet long. The size of the turn-around is also questionable "near as to" indicating turning movements are concerned.

BUREAU OF TRAFFIC ENGINEERING: Will review and submit comments at a later date.

PLANS REVIEW: See attached comments.

BUREAU OF ENGINEERING:
Water - Existing 18" water in Milford Mill Road.
Sewer - An existing on-site private sewer system is located in the adjoining apartments with adequacy of existing water and sewer to be determined by the developer or his engineer.
Road - Milford Mill Road is to be developed as a minimum 40 foot curb and gutter road on a 60 foot right of way.
Storm Drain - This property drains to a scale along the north property line. Some provision will be necessary to convey drainage from this scale across property and the proposed access road.

The following members had no comment to offer:

Board of Education
Buildings Department
Industrial Commission
Health Department

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 Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commission's hearing.

cc: John Duerr-State Roads Commission
Albert Quisby-Office of Planning and Zoning
Richard Moore-Bureau of Traffic Engineering
Lt. Morris-Park Bureau-Plans Review
Carlyle Brown-Bureau of Engineering

Very truly yours,

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: July 23, 1965

FROM: George E. Gowellis

SUBJECT: Petition #66-33-R. M-L to R-A. Zone North side of Milford Mill Road opposite Deerfield Road. Being the property of Warren Park Associates.

3rd District

HEARING: Monday, August 2nd, 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 subject parcel is of such shape and location as to preclude the layout of a site plan for a properly functioning apartment development - even of somewhat less than maximum density. Access to the proposed extension of Deerfield Road could be hazardous in view of the expected traffic volumes on relocated Milford Mill Road, with which the extension will connect. The narrowness of the lot (particularly after part of it is dedicated for the Deerfield Road extension) forces a difficult, linear development of R-A density.

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND
CITY OF BALTIMORE

On July 12, 1965
personally appeared before me, the undersigned,
a Notary Public within and for said city and State,
R. Schnackenberg, Chief Accountant
of the News American
a newspaper published in the City of Baltimore,
State of Maryland, who, being duly sworn, states
on oath that the advertisement of

Baltimore County, Office of Central
Services

A true copy of which is hereto attached, was
published in said newspaper in its issue dated
July 12, 1965.

Subscribed and sworn to before me on
July 13, 1965.
Notary Public.

NO. A-14

PETITION FOR RECLASSIFICATION
-and-
NOTICE
VOLUME: P-11, N.E. 1/4 S.E. 1/4 Sec. 10,
LOCATION: North side of Millard
RD. East corner of Millard Rd.
DATE: 7/12/65
FILED: BALTIMORE, Md. 11/12/65
TO: 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: R. Schnackenberg, Chief Accountant of the News American,
111 W. Chesapeake Avenue, Towson, Md. 21204.
All interested parties of land in the
above described location are hereby
notified that the same will be held at a public
hearing at the office of the Zoning Commissioner
of Baltimore County, 111 W. Chesapeake Avenue,
Towson, Maryland, on Monday, August 2, 1965, at 10:00 A.M.
The following persons and addresses are
being notified: R. Schnackenberg, Chief Accountant of the News American,
111 W. Chesapeake Avenue, Towson, Md. 21204.
The hearing will be held at the office of the Zoning Commissioner of Baltimore County,
111 W. Chesapeake Avenue, Towson, Md. 21204.
By order of
JOHN G. ROSE
Zoning Commissioner of Baltimore County
July 12, 1965

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 15, 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., on each
at 11:00 A.M. successive weeks before the 2nd
day of August, 1965, the first publication
appearing on the 15th day of July,
1965.
THE JEFFERSONIAN,
G. L. Lewis, Jr.,
Manager.

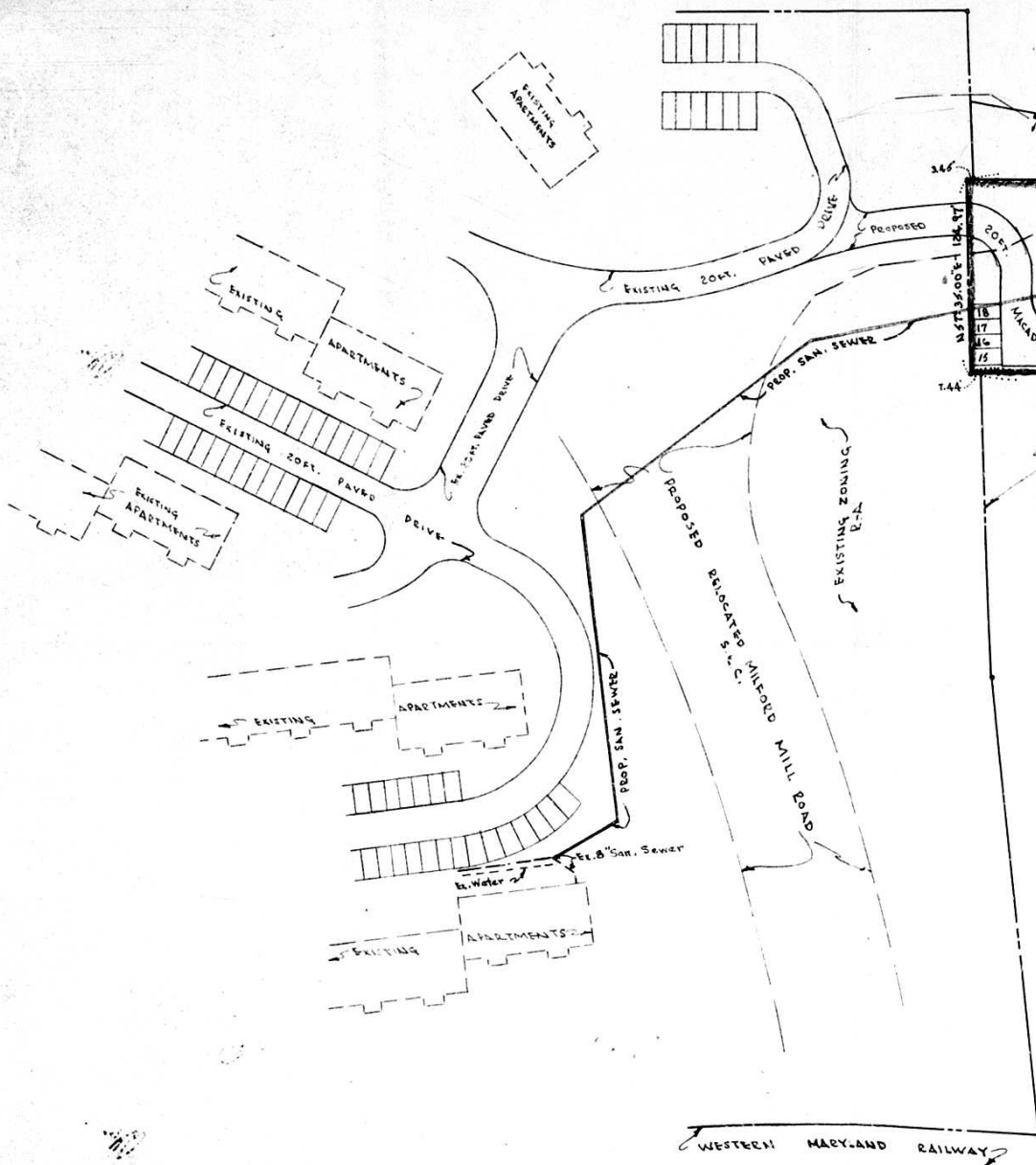
Cost of Advertisement, \$.....

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 32010
DATE 7/29/65
TO: M. Lee Harrison, Esq.,
647 Laysan Building
Towson, Md. 21204
BILLED BY: Zoning Dept. of Baltimore Co.
DEPOSIT TO ACCOUNT NO. 61-622
QUANTITY: 1
DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE
TOTAL AMOUNT: \$75.00
COST: 37.00
Advertising and posting of property for Warren Park Associates
66-33-2
F-3083 6576 • 32010 1/P- 37.00
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
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 31958
DATE 7/29/65
TO: M. Lee Harrison, Esq.,
Laysan Building
Towson, Md. 21204
BILLED BY: Zoning Dept. of Baltimore Co.
DEPOSIT TO ACCOUNT NO. 61-622
QUANTITY: 1
DETAILS: UPPER SECTION AND RETURN WITH YOUR REMITTANCE
TOTAL AMOUNT: \$50.00
COST: 50.00
Petition for Reclassification for Warren Park Associates
66-33-2
F-3083 6576 • 31958 1/P- 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.

June 29, 1965
M. Lee Harrison, Esq.,
647 Laysan Building
Towson, Md. 21204
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
29th day of June, 1965.
JOHN G. ROSE
Zoning Commissioner
Owners Name: Warren Park Associates
Reviewed by: James S. Hays

66-33-R
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 3RD
Date of Posting: July 12, 1965
Posted for: Richard Harrison, Esq., M.D., L.L.M.
Petitioner: Warren Park Associates
Location of property: N.E. 1/4 Millard Mill Rd. opp. Millard Rd.
Location of Sign: N.E. 1/4 Millard Mill Rd. opp. Millard Rd.
Remarks: 1 sign
Posted by: J. Lewis
Signature: J. Lewis
Date of return: July 22, 1965
2 signs



DENSITY CALCULATIONS

EXISTING ZONING - M.L.
 PROPOSED ZONING - R.A.
 GROSS AREA - 1.123 AC.
 NET AREA - 0.853 AC. (BY PLANIMETER)

DESIGNED DENSITY:
 GROSS - 14.2 DWELLING UNITS PER ACRE
 NET - 16.0 DWELLING UNITS PER ACRE
 TOTAL UNITS - 16

PERMITTED DENSITY:
 GROSS - 16 DWELLING UNITS PER ACRE
 NET - 18 DWELLING UNITS PER ACRE
 TOTAL UNITS - 18

OFF STREET
 PARKING DATA: NUMBER OF SPACES REQUIRED - 16
 NUMBER OF SPACES PROVIDED - 18

PLAT FOR REZONING M.L. TO R.A.

FOR
 SAMOIT CONSTRUCTION CO., INC. # 66-33R
 AT MILFORD MILL RD., 490' EAST OF WESTERN MD. R.R.
 3RD ELECTION DISTRICT BALTIMORE COUNTY, MD.
 Scale 1" = 50' June, 1966

OWNERS:
 SAMOIT CONSTRUCTION CO., INC.
 5700 SMITH AVENUE
 BALTIMORE, MARYLAND - 21209

MAP #3
 SEC. 2-C
 NW-6E
 NW-7E
 R.A.



JAMES E. BROWN
 1336 LIMIT AVENUE
 BALTIMORE, MARYLAND - 21212

