

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jane Homer Lee, 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 R-6 and R-20 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 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.

Perdinaand Lee
Contract purchaser
Jane Homer Lee
Legal Owner

Address: 607 Loyola Federal Building
Town of Maryland 21204 - 323-1200

W. Lee Harrison, Petitioner's Attorney

Address: 607 Loyola Federal Building
Town of Maryland 21204 - 323-1200

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of July, 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 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 County, on the 18th day of August, 1965, at 2:00 o'clock.

John A. Worley
Zoning Commissioner of Baltimore County

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Zoning Commissioner of Baltimore County

John A. Worley
Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION
From R-6 and R-20 Zones to
R-A Zone, R/S of Joppa Road
Opp. Greenwood and Meadowridge
Roads, 9th District,
Ferdinand Lee and Jane Homer Lee,
Petitioners

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 66-48-R

The petitioners in the above matter seek reclassification, from R-6 and R-20 Zones to R-A Zone of property on the north side of Joppa Road opposite Greenwood and Meadowridge Roads, in the Ninth District of Baltimore County.

The property in question consists of 18.069 acres, 15.06 acres of which is zoned R-20 and 3.33 acres of which is zoned R-6. The property possesses two distinctive sets of physical characteristics which are very pertinent to the issues involved. That portion of the property fronting along Joppa Road is more or less level for a distance of approximately 175 feet northward from Joppa Road, forming a shelf or plateau. At a distance of 175 to 200 feet northward from Joppa Road the land falls sharply with slopes of 25 to 60% to Woods Road and the existing Kenilworth at Charles apartment development. Approximately 60% of the entire parcel of land consists of this slope and is unusable for any type of residential development other than apartment.

The principal objection appeared to be the extension of apartment zoning to Joppa Road and it was pointed out by the protestants that an apartment development to the east agreed to retention of R-20 zoning along the north side of Joppa Road. It is believed that a similar strip along the north side of Joppa Road on the subject parcel would form an effective buffer and preserve the individual residential characteristic of Joppa Road in this vicinity.

There has been change in both the water and sewerage system since the County Board of Appeals refused a prior application on this property for an elevator apartment and reclassification to R-A Zone on October 1, 1965. Moreover, as to the northernmost portion of the property which consists of the severe slopes, it would appear that the original zoning imposed on this portion by the map adopted on November 14, 1955 was erroneous.

Since the Kenilworth at Charles Apartment Development, immediately to the north across Woods Road, was developed on various similar topography and of similar conditions, it would appear that the development of the slope would be a natural and logical addition to the existing apartment development.

binding reversely on the outlines of the land described in said deed and on the middle of said road, as shown on Plat One of Section Three "Orchard Hills" recorded among said Land Records in Plat Book G.L.B. 23, Page 71, the three following courses and distances: (4) N. 46°04'00" W., 200 feet, more or less, (5) N. 52°12'00" W., 82.84 feet, and (6) N. 59°11'00" W., 2.87 feet, thence (7) S. 14°07'00" W., 2.61 feet, thence still binding on the outlines of the aforementioned land and on the middle of said road the two following courses and distances: (8) N. 60°46'00" W., 302.33 feet, and (9) N. 77°46'00" W., 137.62 feet to a point on the aforementioned south side of Bellona Avenue South, and thence, binding thereon, (10) S. 86°01'40" W., 69.53 feet to the place of beginning.

Containing 2.33 acres of land, more or less.

J.O. #59044-L

HGW:abr

June 23, 1965



For the above reasons the reclassification of property from R-6 Zone to R-A Zone, consisting of 2.33 acres, described as follows, should be granted:

Beginning for the same at the intersection of the south side of Bellona Avenue South (also known as Kenilworth Drive) laid out eighty feet wide, and the east Right of Way Line of Charles Street Avenue, as shown on State Roads Commission of Maryland Plats Nos. 10607, 10654 and 16330 and running thence, binding on said Right of Way Line of Charles Street Avenue, the two following courses and distances: (1) S. 17°31'15" W., 112.23 feet and (2) S. 18°27'36" E., 75 feet, more or less, to a point in a line parallel with and 500 feet northward from the center line of Joppa Road, said parallel line being the line dividing the area designated "9-R-6-12" from the area designated "9-R-20-6", as shown on the Zoning Map of Baltimore County, thence binding on said parallel line, (3) southeasterly 715 feet, more or less, to a point in the middle of the woods road called for in the deed from John A. Worley to George W. Abell, dated August 1, 1891 and recorded among the Land Records of Baltimore County in Liber J.W.S. 187, Page 235, thence binding reversely on the outlines of the land described in said deed and on the middle of said road, as shown on Plat One of Section Three "Orchard Hills" recorded among the Land Records in Plat Book G.L.B. 23, Page 71, the three following courses and distances: (4) N. 46°04'00" W., 200 feet, more or less, (5) N. 52°12'00" W., 82.84 feet, and (6) N. 59°11'00" W., 2.87 feet, thence (7) S. 14°07'00" W., 2.61 feet, thence still binding on the outlines of the aforementioned land and on the middle of said road the two following courses and distances: (8) N. 60°46'00" W., 302.33 feet, and (9) N. 77°46'00" W., 137.62 feet to a point on the aforementioned south side of Bellona Avenue South, and thence, binding thereon, (10) S. 86°01'40" W., 69.53 feet to the place of beginning.

Containing 2.33 acres of land, more or less.

Reclassification of property from R-20 to R-A, consisting of 9.06 acres, described as follows should also be granted:

Beginning for the same at a point on the east Right of Way Line of Charles Street Avenue, as shown on State Roads Commission of Maryland Plats Nos. 10654, 16329 and 16330, at the distance of 84.19 feet, as measured northerly along said Right of Way Line from its intersection with the north Right of Way Line of Joppa Road, as shown on said plats, said beginning point being on a line parallel with and 175 feet, more or less, northward of the center line of Joppa Road, as now laid out, and running thence by lines parallel with said Joppa Road and 175 feet, more or less, northeast of the center line of the four following courses and distances: (1) southeasterly, by a curve to the right with the radius of 1607.39 feet, the distance of 608.86 feet, which arc is subtended by a chord bearing S 81°35'06" E 605.23 feet, (2) S 70°44'00" E 382.50 feet, (3) S 66°08'00" E 267.04 feet, and (4) S 86°43'00" E 267.04 feet, to a point in the twelfth or S 57°14' W 2.7 perch line of the land conveyed by John A. Worley to George W. Abell by deed dated August 1, 1891 and recorded among the Land Records of Baltimore County in Liber J.W.S. 187, Page 235, thence binding reversely on a part of said twelfth line, (5) N. 57°57'00"

E 25.49 feet to a point in the middle of the woods road called for in said deed, thence binding reversely on the outlines of said land and on the middle of said road, as shown on Plats One and Two of Section Three "Orchard Hills" recorded among the Land Records in Plat Book G.L.B. 23, Pages 71 and 72, respectively the eight following courses and distances: (6) N. 56°05'00" W., 99.92 feet, (7) N. 62°04'00" W., 170.22 feet, (8) N. 68°31'00" W., 141.69 feet, (9) N. 61°20'00" W., 253.75 feet, (10) N. 56°07'00" W., 99.92 feet, (11) N. 66°52'00" W., 141.02 feet, (12) N. 60°30'00" W., 321.12 feet, and (13) N. 46°04'00" W., 49 feet, more or less, to a point in a line parallel with and 500 feet northward from the center line of Joppa Road, said parallel line being the line dividing the area designated "9-R-6-12" from the area designated "9-R-20-6", as shown on the Zoning Map of Baltimore County, thence binding on said parallel line, (14) northwesterly 715 feet, more or less, to a point on the east Right of Way Line of Charles Street Avenue herein referred to, binding thereon, the four following courses and distances: (15) S. 18°27'36" E., 37 feet, more or less (16) S. 05°55'52" E., 103.08 feet, (17) S. 06°06'02" W., 200.12 feet, (18) S. 06°23'12" W., 15.85 feet to the place of beginning.

Containing 9.06 acres of land, more or less.

It is this 16th day of December, 1965, by the Zoning Commissioner of Baltimore County, ORDERED that the parcel of land first described in this Order, consisting of 2.33 acres should be and the same is hereby reclassified from an R-6 Zone to an R-A Zone, and the parcel secondly described, consisting of 9.06 acres should be and the same is hereby reclassified from an R-20 Zone to an R-A Zone.

As to the remaining 6.679 acres fronting along Joppa Road, the reclassification is DENIED and the property is continued as and to remain an R-20 Zone.

The granting of the reclassification is subject to plat filed of property outlined in Red, marked petitioners' Exhibit "A" attached hereto and made a part hereof.

The site plan for the development of said property is subject to approval of the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

John A. Worley
Zoning Commissioner of Baltimore County

Page 2

by John A. Worley to George W. Abell by deed dated August 1, 1891 and recorded among the Land Records of Baltimore County in Liber J.W.S.

187, Page 235, thence binding reversely on a part of said twelfth line,

(5) N. 51°57'00" E. 25.49 feet to a point in the middle of the woods road

called for in said deed, thence binding reversely on the outlines of said

land and on the middle of said road, as shown on Plats One and Two of

Section Three "Orchard Hills" recorded among said Land Records in Plat

Book G.L.B. 23, Pages 71 and 72, respectively the eight following

courses and distances: (6) N. 56°05'00" W., 99.92 feet, (7) N. 62°04'00"

W., 170.22 feet, (8) N. 68°31'00" W., 141.69 feet, (9) N. 61°20'00" W.,

253.75 feet, (10) N. 56°07'00" W., 99.92 feet, (11) N. 66°52'00" W.,

141.02 feet, (12) N. 60°30'00" W., 321.12 feet, and (13) N. 46°04'00"

W., 49 feet, more or less, to a point in a line parallel with and 500

feet northward from the center line of Joppa Road, said parallel

line being the line dividing the area designated "9-R-6-12" from the area

designated "9-R-20-6", as shown on the Zoning Map of Baltimore County,

thence binding on said parallel line, (14) northwesterly 715 feet, more

or less, to a point on the east Right of Way Line of Charles Street Avenue

herein referred to, and thence, binding thereon, the four following

courses and distances: (15) S. 18°27'36" E., 37 feet, more or less

(16) S. 05°55'52" E., 103.08 feet, (17) S. 06°06'02" W., 200.12 feet,

(18) S. 06°23'12" W., 15.85 feet to the place of beginning.

Containing 9.06 acres of land, more or less.

HGW:impl J.O. #59044 December 15, 1965



10201 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/923-0000

9.06 ACRE PARCEL, PART OF PROPERTY OF JANE HOMER LEE
AND HUSBAND, CHARLES STREET AVENUE AND JOPPA ROAD,
NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PRESENT ZONING: R-20

PROPOSED ZONING: R-A

Beginning for the same at a point on the east Right of Way Line of Charles Street Avenue, as shown on State Roads Commission of Maryland Plats Nos. 10654, 16329 and 16330, at the distance of 84.19 feet, as measured northerly along said Right of Way Line from its intersection with the north Right of Way Line of Joppa Road, as shown on said plats, said beginning point being on a line parallel with and 175 feet, more or less, northeast of the center line of Joppa Road, as now laid out, and running thence by lines parallel with said Joppa Road and 175 feet, more or less, northeast of the center line thereof the four following courses and distances: (1) southeasterly, by a curve to the right with the radius of 1607.39 feet, the distance of 608.86 feet, which arc is subtended by a chord bearing S 81°35'06" E 605.23 feet, (2) S 70°44'00" E 382.50 feet, (3) S 66°08'00" E 267.04 feet, and (4) S 86°43'00" E 267.04 feet, to a point in the twelfth or S 57°14' W 2.7 perch line of the land conveyed

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Investigations ■ Reports

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

January 15, 1966

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

Re: Petition for Reclassification from R-6 Zone to R-20 Zones to
R-A Zone - N/S Joppa Road Opp. Greenwood and Meadowridge
Roads, 9th Dist., Ferdinand Lee and Jane Homer Lee, Petitioners
No. 66-48-R

Dear Mr. Rose:

Please note an appeal to the Board of Appeals for Baltimore County
from that portion of your Order, dated December 16, 1965, denying the
reclassification of 6.679 acres fronting along Joppa Road from R-20 to
R-A on behalf of the Petitioners, Ferdinand Lee and Jane Homer Lee.

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: Richard C. Murray, Esq.

BRIZENDINE AND MURRAY
ATTORNEYS AT LAW
LOYOLA BUILDING
22 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

VALLEY 8-1818
VALLEY 8-1818

January 13, 1966

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

Re: Zoning Case No. 66-48-R

Dear Mr. Rose:

Enclosed herewith please find an
order for appeal in the above case together
with my check in the amount of \$70.00.

Sincerely yours,
Richard C. Murray
Richard C. Murray

RCM/sm

Enclosure

CC: W. Lee Harrison, Esq.

3 Signs

Zoning Case No. 66-48-R
Property of Ferdinand Lee, et al *
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

MR. COMMISSIONER:

Please enter an appeal in the above entitled case to the
County Board of Appeals on behalf of the Ruxton-Riderwood-Lake
Roland Area Improvement Association and Robert W. Pittman.



Richard C. Murray
Richard C. Murray
Brizendine and Murray
22 W. Pennsylvania Avenue
Towson 4, Maryland
VA. 5-1515

RE: PETITION FOR RECLASSIFICATION
from R-6 and R-20 zones to an R-A
zone
N/S Joppa Road opposite Meadow
Ridge Road
9th District
Ferdinand Lee, et al,
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

No. 66-48-R

OPINION

This case consists of a petition for the rezoning from R-6 and R-20 to an
R-A classification of a large tract of land on the north side of Joppa Road east of
Charles Street and due south of the presently existing Kenilworth at Charles apartment
development, which is owned by Leonard Stulman, or a corporation controlled by him,
who are the contract purchasers in this case. The Zoning Commissioner granted the
requested reclassification as to two tracts totalling 11.39 acres on the northernmost
boundary of the complete tract and leaving an area consisting of 6.679 acres facing
along the north side of Joppa Road in its present classification as R-20, with which
decision this Board is in agreement. The area along Joppa Road is more or less on a
plateau with easy access to Joppa Road, but from a line drawn approximately parallel
with Joppa Road and about 150 feet deep the land slopes precipitously to the north
down to the existing hillside apartment development, and from the evidence before
the Board, as well as from an inspection of the property, it is difficult to see how the
northernmost portion of this tract could foreseeably or perhaps even possibly be used
for any other purpose than that requested by the petitioner.

Testimony of experts and other witnesses in the case indicated that there
was no difficulty insofar as the availability of utilities was concerned and that both
the water and sewer supplies were now adequate, and even more than adequate facilities
are under course of construction to handle any possible feasible demand for services by
the proposed land use. There was considerable difference of opinion among experts

F. Lee - No. 66-48-R

- 2 -

on to traffic conditions on Joppa Road and the possible complications which might be
caused if a petition was granted in accordance with the proposed layout involving the
construction of apartments along Joppa Road. However, in light of the Zoning
Commissioner's decision, as well as that of this Board, this question ceases to be of
any importance because increased access to or traffic on Joppa Road certainly will not
be a serious matter if the plateau area is restricted to an allowed use under its present
zoning, which is R-20, or even if in some future application it might be rezoned as
R-10.

With respect to the northernmost portion of the lot, it is clear that there
have been a great number of changes in the character of the neighborhood since 1955
when the zoning map was adopted, with reference to this portion of the tract, which
portion relates very much to the complex of rezoning, new construction and increased
land use in the vicinity of the intersection of Charles Street and the Beltway, which
certainly has had very little effect on the Joppa Road frontage because Joppa Road
crosses Charles Street on a high bridge and there is no direct access from one road
to the other. (Exhibit No. 6 is a list of the various changes referred to above.)
There was further extensive testimony from qualified experts that the original zoning
of at least part of this tract was erroneous and that at least the northern section of the
tract would hardly be marketable under an R-6 or R-10 classification due to its location
and topography.

The protestants based almost all of their objections to the granting of this
petition on the possible effect on Joppa Road traffic, which road is used exclusively
for school buses and residential traffic to a degree certainly more than its present con-
dition allows, and also that there are no access roads from Joppa Road to Charles
Street or other main thoroughfares except through narrow access roads such as Wine
Spring Lane and Greenwood Road. A religious corporation, the Mission Helpers

F. Lee - No. 66-48-R

- 3 -

of the Sacred Heart, owns an extensive tract on the south side of Joppa Road and appeared
as protestants in the case, and the testimony of their witnesses was most impressive to the
Board. They were frank to say that they feared an increase in the accident rate on
Joppa Road caused by multiplying access roads from a large apartment development,
although they stated that they were not opposed to an apartment development per se
but only to any possibility of a high rise apartment, and had some fear as to the effect
on the water pressure at their institution by additional construction in the area to the
extent planned by the petitioners. The Board feels that its decision in this case
will solve the traffic problem if any, and testimony indicates that there should be no
difficulty with respect to water pressure problems.

For the foregoing reasons the decision of the Zoning Commissioner in this
case is affirmed, and the reclassification of 2.33 acres from R-6 to R-A should be
granted, and the reclassification of 9.06 acres from R-20 to R-A should be granted,
and the reclassification of 9.06 acres of land, being the remainder of the tract, should
be denied. A copy of the Order of the Zoning Commissioner is attached hereto to be
taken as a part of this Opinion, and specifically with reference to the meets and bounds
description of the aforesaid three zones which altogether bound the entire tract for
which the petition was filed. We might add that this decision is in substantial agree-
ment with the recommendations of the Planning staff of Baltimore County, as expressed
in their memorandum to the Zoning Commissioner.

An Order will be passed in accordance with the above Opinion, subject
to approval of the site plans and road access by the State Roads Commission, Bureau
of Public Services and the Office of Planning and Zoning.

F. Lee - 66-48-R

- 4 -

ORDER

For the reasons set forth in the foregoing Opinion it is this 27th day
of April, 1966, by the County Board of Appeals ORDERED that the reclassification
of 2.33 acres from R-6 to R-A and the reclassification of 9.06 acres from R-20 to R-A
petitioned for, be and the same is hereby GRANTED, subject to approval of the site
plans and road access by the State Roads Commission, Bureau of Public Services and
the Office of Planning and Zoning; and the reclassification of ~~9.06~~ acres petitioned
for be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100,
subtitle 8 of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin
William S. Baldwin, Chairman

W. Gilles Parker
W. Gilles Parker

Note: This case was originally started with a three man Board consisting of William S.
Baldwin, W. Gilles Parker and R. Bruce Alderman. Between the date of the original
hearing and the final hearing R. Bruce Alderman resigned from the Board of Appeals, and
by agreement of all counsel the case was completed by a two member Board consisting of
William S. Baldwin and W. Gilles Parker.

ROBERT W. PITTMAN, ET AL.,
Appellants
VS
WILLIAM S. BALDWIN, ET AL., etc.,
Appellees

• IN THE CIRCUIT COURT
• FOR BALTIMORE COUNTY
• AT LAW
• Miscellaneous No. Docket 374

ORDER OF DISMISSAL

MR. CLERK:

Please enter the above entitled case "dismissed."

Richard C. Murray
RICHARD C. MURRAY,
ATTORNEY FOR APPELLANTS

I HEREBY CERTIFY, that on this 21st day of June, 1967, a copy
of the foregoing Order of Dismissal was mailed to the County Board of
Appeals, County Office Building, Towson, Maryland, 21204.

Richard C. Murray
RICHARD C. MURRAY

*Filed 6-27-67
9:15 AM*

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND
TOWSON, MARYLAND, 21204

Date: JULY 22, 1965

TO: Mr. James E. Dyer
FROM: Eugene J. Clifford
SUBJECT: Zoning Petition 66-48-R - North side of Joppa Road
Opposite Meadow Ridge Road

Review of the subject site results in the following comments.

The proposed plan dated June 21, 1965 indicates that the site will generate 1800 trips per day, of which 600 trips will have access to Kenilworth Drive. The additional 1200 trips will use both Joppa Road and Greenwood Avenue.

Kenilworth Drive and Joppa Road can be expected to handle the additional traffic expected.

The majority of the traffic using Joppa Road as access to Charles Street will use Greenwood Avenue. This increase in traffic on Greenwood is undesirable at this time because of the existing status of Greenwood Avenue.

Greenwood Avenue exists as an 8 foot pavement with no shoulders.

Eugene J. Clifford
Eugene J. Clifford
County Traffic Engineer

BJC:CRM:IT

FERDINAND LEE and
JANE HOMER LEE, his wife,
Appellants
VS
WILLIAM S. BALDWIN, ET AL., etc.,
Appellees
IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY
AT LAW
Misc. Docket 6 folio 203
Case No. 3753

ORDER OF DISMISSAL

MR. CLERK:

Please enter the above entitled case "dismissed."

W. Lee Harrison,
Attorney for Appellants

I HEREBY CERTIFY, that on this 21st day of June, 1967, a
copy of the foregoing Order of Dismissal was mailed to the County Board of
Appeals, County Office Building, Towson, Maryland, 21204.

W. Lee Harrison

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

June 23, 1967

County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Ferdinand Lee, et al v. County Board of Appeals
Robert W. Pittman, et al v. County Board of Appeals

Gentlemen:

Enclose copies of Orders of Dismissal which we are filing today
in the Circuit Court for Baltimore County dismissing the above appeals.

Very truly yours,

W. Lee Harrison

WLB:b

Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John G. Rose, Zoning Commissioner Date: July 30, 1965

FROM: George E. Gavrelly, Director of Planning

SUBJECT: Petition No. 66-48-R, "R-6 and R-20 to R.A. Zone North side of Joppa Road
opposite Meadow Ridge Road. Being the property of Ferdinand Lee and Jane Homer
Lee"

9th District
HEARING: Wednesday, August 18, 1965 (2:00 P.M.)

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

1. A similar petition for this property was filed in 1963, denied in part by the
Zoning Commissioner, and denied in its entirety by the County Board of Appeals,
the latter decision having been upheld by the Circuit Court and the Maryland
Court of Appeals. The Court of Appeals decision was handed down only a little
over a year ago.

Our opinion as to the proper development of the subject parcel has not changed
in the intervening time. Our comments on the earlier petition (#782-RX)
follow.

1. Examination of the property in the field as well as review of topographic
maps indicates that the subject property is dividable into three separate areas -

- a) The northwesterly portion of the property which contains a gently-
sloping shelf, is contiguous to existing apartment development, and
access to which is possible only from Charles Street at Kenilworth by
way of the existing access roads leading to the Garden Apartments.
- b) The Joppa Road frontage, a plateau and,
- c) The intervening steep slope.

In light of the zoning potential or the actual uses of property immediately
adjacent to the subject property, it appears from a planning viewpoint that
apartment zoning for the northwestern portion of the property is appropriate
because it has direct access to Charles Street just south of the Beltway
Interchange and because of its relationship to the adjoining apartments.
The land forms indicate that development of this portion of the property
for an elevator apartment as petitioned for is a realistic means of using
the property and preserving the major portion of its natural wooded slopes.

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 39500

DATE 8/29/66

TO: W. Lee Harrison, Esq.,
Loyola Federal Building
Towson, Maryland 21204
BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Cost of appeal posting property for appeal hearing	2 signs	\$10.00
No. 66-48 - Ferdinand Lee, et al		
8-2986 7224 * 39500 TIP =		460

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.

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 35745

DATE 8/25/66

TO: W. Lee Harrison, Esq.,
Loyola Federal Building
Towson, Maryland 21204
BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Cost of appeal - Property of Ferdinand Lee, et al	2 signs	\$70.00
No. 66-48-R		
1-4166 7224 * 35745 TIP =		7500

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.

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 35746

DATE 1/20/66

TO: Richard C. Murray, Esq.,
Loyola Federal Building
Towson, Maryland 21204
BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Cost of appeal - property of Ferdinand Lee, et al		\$70.00
No. 66-48-R		
1-2166 7224 * 35746 TIP =		7000

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.

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 31991

DATE 7/21/65

TO: W. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Md. 21204
BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Petition for Reclassification for Ferdinand Lee		\$0.00
No. 66-48-R		
1-2266 7224 * 31991 TIP =		3000
1-2266 7224 * 31991 TIP =		3000

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.

W. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Md. 21202

July 22, 1965

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
34th day of July, 1964.

Owners Name: Ferdinand Lee
Reviewed by: James E. Gavrelly

JOHN G. ROSE
Zoning Commissioner

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 35745

DATE 8/25/66

TO: W. Lee Harrison, Esq.,
Loyola Federal Building
Towson, Maryland 21204
BILLED BY: Office of Planning & Zoning
119 County Office Bldg.,
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Cost of appeal - Property of Ferdinand Lee, et al	2 signs	\$70.00
No. 66-48-R		
1-4166 7224 * 35745 TIP =		7500

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.

TELEPHONE
823-3000

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 32074

DATE 8/25/66

TO: Leonard Stubbins
244 Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Md. 21204
BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Advertising and posting of property for Ferdinand Lee		\$44.00
No. 66-48-R		
8-2725 932 * 32074 TIP =		14400

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.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

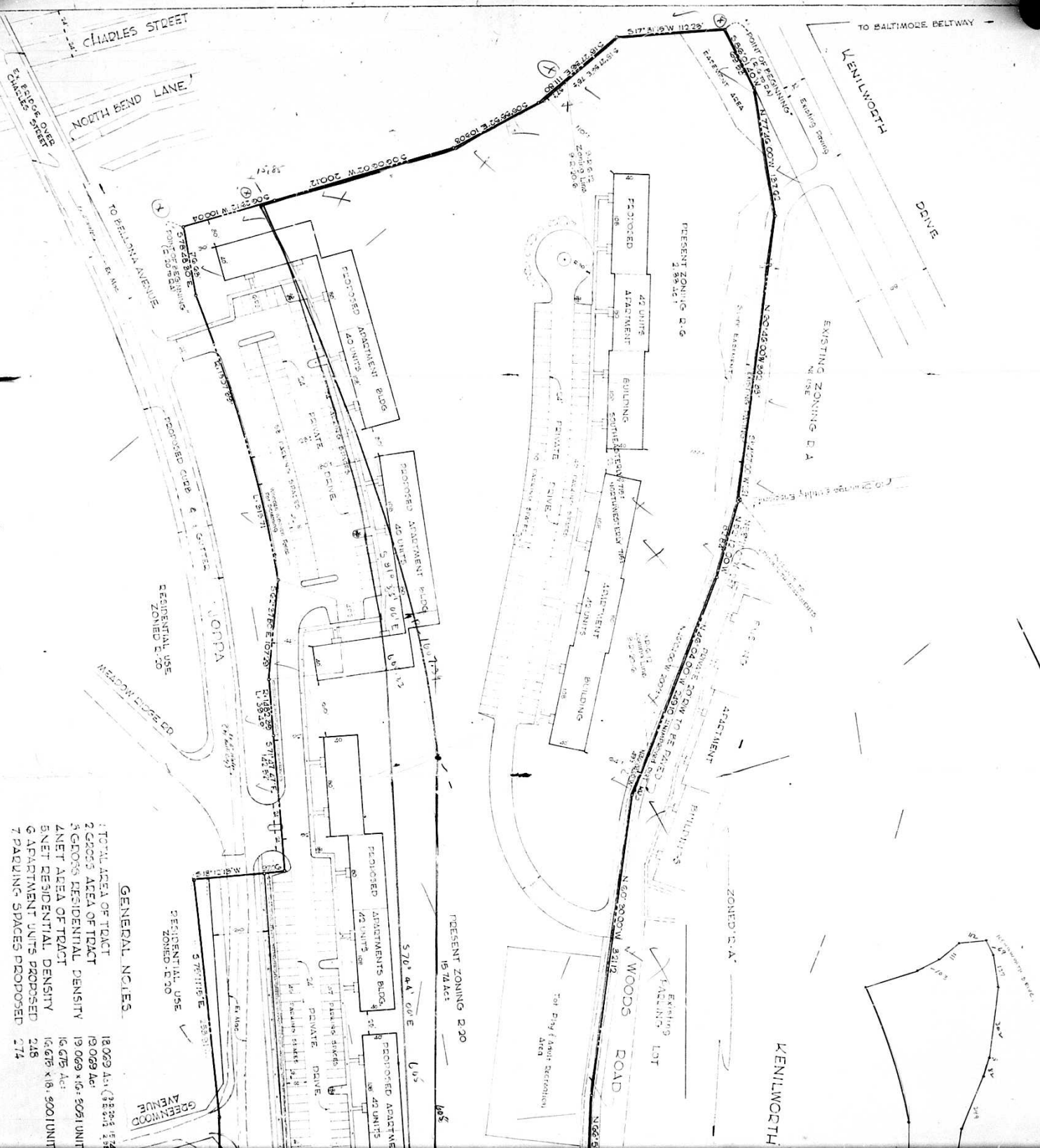
District: 9th
Posted for: Charles E. Gavrelly, Director of Planning
Petitioner: Ferdinand Lee
Location of property: N. Joppa Rd. Opposite Greenwood Ave.
Location of Signs: On N. Joppa Rd. at intersection of Greenwood Ave. and Joppa Rd. and on Joppa Rd. at intersection of Charles St. and Joppa Rd.
Remarks: received a notice of Charles St.
Posted by: J. Gavrelly
Date of return: Aug. 12, 1965

3 Signs

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Date of Posting: Aug. 11, 1965
Posted for: Charles E. Gavrelly, Director of Planning
Petitioner: Ferdinand Lee
Location of property: N. Joppa Rd. Opposite Greenwood Ave.
Location of Signs: On N. Joppa Rd. at intersection of Greenwood Ave. and Joppa Rd. and on Joppa Rd. at intersection of Charles St. and Joppa Rd.
Remarks: received a notice of Charles St.
Posted by: J. Gavrelly
Date of return: Aug. 12, 1965

5 Signs



- GENERAL NOTES
- 1 TOTAL AREA OF TRACT 18,029 AC.
 - 2 GROSS AREA OF TRACT 19,069 AC.
 - 3 GROSS RESIDENTIAL DENSITY 16.675 AC.
 - 4 NET AREA OF TRACT 16,675 AC.
 - 5 NET RESIDENTIAL DENSITY 16.675 AC.
 - 6 APARTMENT UNITS PROPOSED 274
 - 7 PARKING SPACES PROPOSED 274

RESIDENTIAL USE
 ZONED E-7

PRESENT ZONING E-20
 15.74 AC.

KENILWORTH

WOODS ROAD

CHARLES STREET
 NORTH BEND LANE

TO BALTIMORE BELTWAY

KENILWORTH DRIVE

MEADOW FORE RD

GREENWOOD AVENUE

TOY FLY AREA DETENTION AREA

APARTMENT BUILDINGS

PROPOSED APARTMENT BLDG
 40 UNITS

PROPOSED APARTMENT BLDG
 40 UNITS

PROPOSED APARTMENT BLDG
 40 UNITS

PROPOSED APARTMENT BLDG
 40 UNITS

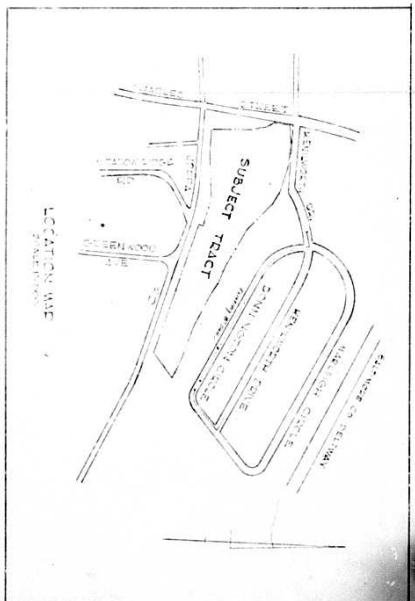
PROPOSED APARTMENT BLDG
 40 UNITS

PROPOSED APARTMENT BLDG
 40 UNITS



ENTRANCE

KENILWORTH AT CHARLES



ZONE 'D.A.'

WOODS ROAD

Existing LOT

EXISTING APARTMENT

Existing LOT

EX. APARTMENT BLDGS.

PRESENT ZONING R 20

15.76 AC.

570' 44" 00' E

165'

560' 08" 00' E

314' 50'

314' 50'

PROPOSED APARTMENTS BLDG.

PROPOSED APARTMENT BLDG.

PRIVATE DRIVE

ROAD

70' TONCON

MHP 49

SEC. 3-C

NW-11-A

RA

RESIDENTIAL USE

RESIDENTIAL USE

GREENWOOD AVENUE

PROPOSED CURB & GUTTER

50' 00" 00' E

30' 00" 00' E

30' 00" 00' E

30' 00" 00' E

30' 00" 00' E

30' 00" 00' E

GENERAL NOTES

- 1. TOTAL AREA OF TRACT 18.069 AC. (38.204 ± 7.245 AC)
- 2. GROSS AREA OF TRACT 19.069 AC.
- 3. GROSS RESIDENTIAL DENSITY 19.069 x 10 = 5081 UNITS
- 4. NET AREA OF TRACT 16.675 AC.
- 5. NET RESIDENTIAL DENSITY 16.675 x 10 = 5001 UNITS
- 6. APARTMENT UNITS PROPOSED 248
- 7. PARKING SPACES PROPOSED 274

PLAT TO ACCOMPANY PETITION FOR

REZONING - VICINITY

JOPPA ROAD AND CHARLES STREET

9th ELECTION DISTRICT

SCALE 1"=50'

JUNE 21, 1965



MARYLAND
NOTARY PUBLIC
JAMES H. HARRIS
BALTIMORE, MARYLAND
JUNE 21, 1965