PETITION FOR ZONING RE-CLASSIFICATION 12-18 AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

nore map I or we Hatton Homes, Inc. legal owner, of the property situate in Batt County and which is described in the description and plat attached hereto and made a part hereof. #3 County and which is destribed in the described property be re-classified, pursuant hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant | SET. 2 - 2 to the Zoning Law of Baltimore County, from an M-L.

NW - 6 E R-A zone, for the following reasons

2. Change in the character of the Neighborhood.

3. Such other and further reasons as may be assigned at the hearing hereof.

See attached description

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Preparty is to be posted and advertised as prescribed by Zoning Regulations

to 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

Contract purchases

Walter & Grismer Walter Crismer, Legal Owner Pres. 3800 Southern Grow Drive Balto 7 Md.

Harry S. Swartzwelder, Jr.

RA

. 196. 5, 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 23rd day of September 196.5 at 1:00 o'clock



Zening Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Zoning Advisory Committee
Capt. Paul H. Reincke, Plans Examiner
FROM Fire Bureau Date August 2h, 1965

SUBJECT Hatton Homes Inc. IM/S Brookhi'll Rd. & W. Md. R.H. District 3 - 8/17/65

Adequate water mains shall be extended throughout partment development and fire hydrants shall be located n accordance with the listed spacing requirements in the saltimore County Standard Design Manual, 1964 edition.

Spacing of hydrants is 500' spart as measured along an improved road and no dwelling shall be located in excess of 300' from any hydrant.

Additional information may be secured by contacting Captain Faul H. Reinche at VAlley 5-7310.

it appearing that by reason of changes in the character of the neighborhood gracies, from and after the date of this order, subject to supproval of the site plan by the bureau of rublic "ervices and the Office of Flancing, and Society."

Denuty Zonin, Commissioner of Baltimore County the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE DENIED and that the above described property or area be and the same is hereby continued as and zone: and/or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

BATHTHOUR COURST OFFICE OF PLANNING AND ZORTHC COUNTY GFFICE BUILDING

Harry E. Swartswelder, Jr. 1708 Massey Building Baltimore, Maryland 21202

Reclassification From ML to RA for Hatton Homes, Inc., 16,18ted MM/S Brookhill Hoad and Mesturn Haryland Hailroad, 3rd District (Iton h August 17, 1965)

Road

5

3

#66-78 R

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

OFFICE OF FIGURE AND EXCEPTS - ROBERT AND EXCEPTS AND EXCEPTION IN TERMS - THE PRIVATE 2A' GIVE adjacent to the morte property line should be re-designed as a public road 26' partiag adjacent to the morte that the state of the property of the conflict with the subdivined regulations as to the set back of the proposed building from the railroad right of up. the regulations require 100' between the buildings and the realroad right of up.

HOTELU OF TRAFFIC ENTEREDING: This ourses will submit any necessary comments at a

server of motivations of the submitted plat. Adequacy of existing utilities to determined by the developer or his negiment. The officer and of the developer or his negiment. The officer and the developer or his negiment. The officer are negligible of the developer as a minimal 50° outh and gutter road on a for right of very and shall turninate with a null-de-sec.

TRIBUTELAL CONTRAPTENT CONTRAPTON: This commission will review and substit any necessary

THE BURNET-FLOR BOXIN: This bureau will review and submit any necessary over at a later date.

The above consents eve not intended to indicate the appropriateness of the scaling setting requested, but to assure that (11 parties are made severe of plans or problems that may have a burning on this case. The Elector analyor the lepticy Elector of the Office of Planning and Scaling will submit recommendations on the appropriateness of the requested soming 10 days before the Jointy Considerations in Barriage.

Associates George W. Buddey, L. S. Robert W. Carlan, P. E. Leonard M. Glass, P. E.

ATZ, CHILDS & ASSOCIATES, INC. Engineers - Surveyors - Sie Planners 1070 Crassvell Bridge Rd. - Towner, Ad. 21200

ZONING DESCRIPTION

66-781 NORTHEAST SIDE OF WESTERN MARYLAND RAILROAD-NORTHWEST SIDE OF BROOKHILL ROAD - PART OF MILEROOK MAP

THIRD ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Language

9/16/6

Present Zoning - ML Proposed Zoning - RA

Beginning for the same at a point formed by the intersection of the northwest side of Brookhill Road and the northeast side of the right of way of the Western Maryland Railroad, running thence and binding o the northeast side of said right of way, the two following courses and nces. (1) N 69° 22' 10' W - 1374.78 feet and (2) northwesterly. by a curve to the right with a radius of 1113.28 feet, the distance of 221. 13 feet. thence leaving said right of way, N 27° 22' 27" E - 331.96 68. 19 feet, S 34* 31' 51" E - 45. 20 feet, N 64* 56' 10" E - 77. 54 feet and S 60° 22' 10" E - 1274. 56 feet to a point on said northwest side o Brookhill Road, thence binding thereon, S 43° 43' 27" W -375.06 feet to the

J. O. 57101-A 3/20/69



AUE

(J.R.)

I NING DEPAKTMEN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

FROMMr. H. B. Staab ..

SURJECT Zonine Advisory Meeting. Zonng Advisory accting
August 17. 1965
Rem #4: 3rd District
Property Owner: Hatton Homes, inc.
Location: NW/S Brookhill Road and W.M.R.R.

The subject site was zoned M, L, by petition, \$5544, May 2, 1962. The Industrial Development Commission feels that this parcel is a logical industrial site because of its location adjacent to the Western Maryland Railroad and the Pikesville Industrial Park,

The Industria! Development Commission recommends that this The Industrial Development Commission recommends that this petition not be granted because, other than the Pikesville Industrial Park, this is the only vacant industrially zoned land in this section of Baltimore County. The industrially zoned land west of the Western Maryland Railroad cannot be developed because of the proposed N. W. Expressway.



66-78-R

CERTIFICATE OF POSTING PARTMENT OF BALTIMORE COUNTY Townen, Maryland

Posted for Rules finding from ML to RA Petitioner Hotel Hatten Homes Inc. Location of property: Notes burkhul Rd & Wime RR Location of Signa (5 Ment End of Evamay Ed (3) st events let 200 East of Evamoy Ra 3 5/2 prosts Rd 40 2 cart of Evamoy Rd Date of return Lyn 9 1965 & Besse

3 signs

BALTIMORE COUNTY, MARYLAN

TO Mr. John G. Rose, Zoning Commissioner

NW-GE hearing: September 23, 1965.)

MAP

RA

The planning staff of the Office of Planning and Zor 3 has reviewed the subject

The suitability of the subject property for apartment development is devendent upon road and site planning factors. We believe that it would be possible to develop an acceptable site plan for apartments only with a revision of the street plan. Specifically, the 24-loop trivited drive shown on the peritinear's plat should be allminated, and provision should be made for a public street that would connect with the Millerd Mill industrial Good westerly from the property, swing down to about the Western Maryland Kailroad right-of-way, and connect with Bookhill Road seaterly from the subject tract. By providing for a public road in this way, there distinct advantages would accrue: a larger tract (including the petitioner's property to the north) would result, allowing flexibility in the placement of buildings; a buffer between the apartment development and the Western Maryland Railroad would be provided, and industrial traffic would be Western Maryland Railroad would be provided, and industrial traffic would be divarted around - rather than directed through - the apartment development.



PRIZITION FOR RECLASSIFICATION, AND DISTRICT Commission Commission of the C

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed appearing on the 2nd day of September

THE JEFFERSONIAN

Cost of Advertisement. S.

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND } "

On August 30, 1965 personally appeared before me, the undersigned a Notary Public within and for said city and State, R. Schnackenberg..... Chief Accountant of the .. News Americana newspaper published in the City of Baltimore. State of Maryland, who, being duly sworn, states

Baltimore County, office of Central Ser

a true copy of which is hereto attached, was

Subscribed and sworn to before me on

Rue 30 /965 Pering Netminal

1 2000	OFFICE OF RINANCE Distance of Collection and Benefits GYULT ROUGE TOWNOR, MAINTLAND 21204	33430
	y A. Sandander, Are Esp. 10 may believe the sandand s	200.05
	Advertising and positing of property for Justice Mannie, Take. PAGE-Pi-A	4.00
	9-2540 2197 • 33430 M	8.05
11 700	1) MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND DISTRIBUTION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON &, NETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.	MARYLANI

PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

