

RE: PETITION FOR RECLASSIFICATION
From R-10 zone to R-A Zone
E/S Roaches Lane 338' W/E
Reisterstown Road, 4th District -
Jacob von Gunten, et al.
Petitioners - No. 66-93-R

ORDER OF DISMISSAL

It is this 8th day of October, 1965, by the zoning
Commissioner of Baltimore County, ORDERED that the foregoing petition
is hereby dismissed without prejudice to the petitioner.

[Signature]
Zoning Commissioner of
Baltimore County

Page 2

(1) N 88°18' E 110.80 feet, more or less, (2) N 01°42' W 176.6 feet,
more or less, and (3) S 88°18' W 110.80 feet, more or less, to a point
in the aforesaid first line of the second parcel of the land conveyed by
Roach to von Gunten, thence binding on a part thereof N 01°42' W 364.9 feet,
more or less, to the end thereof, thence binding on the second line of said
last mentioned conveyance N 86°21' E 491.1 feet, more or less, to the end
thereof and to the beginning of the fourth line of the land conveyed by
Joseph E. Kraft and wife to Jacob von Gunten and wife by deed dated
August 5, 1961 and recorded among said Land Records in Liber W.J.R. 3886,
page 315, thence binding thereon and continuing to bind on the second line
of the second parcel of land conveyed by Charles E. Roach and wife to
Jacob von Gunten and wife by deed dated January 26, 1961 and recorded among
said Land Records in Liber W.J.R. 3807, page 555, said line being also
the southerly outline of Plat 2, Section 4, "Suburbia", recorded among said
Land Records in Plat Book RRG 29, page 148, in all, N 86°21' E 1467.10
feet, more or less, thence binding on the third line of the said second parcel
of the conveyance by Roach to von Gunten, recorded in Liber W.J.R. 3807,
page 555, S 03°40' E 636.71 feet, more or less, to the end thereof and
to the end of the first line of the land conveyed by Dimitri C. Seletsky and
wife to Russell T. Corner and wife by deed dated October 29, 1958 and recorded
among said Land Records in Liber W.J.R. 3439, page 301, thence binding
reversely thereon, continuing the previous course, S 03°40' E 305.25 feet,
more or less, thence binding reversely on the eleventh line of said last

FRANK E. CICONE
Attorney At Law
121 W. SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204

October 7, 1965

John G. Rose, Esquire
Zoning Commissioner of
Baltimore County
County Office Building
Towson 4, Maryland

Re: Reclassification from R-10 to RA
For Jacob von Gunten et al.
Located E/S of Roaches Lane
NE of Reisterstown Road, 4th Dist.
Petition #66-93R

Dear Mr. Rose:

This will confirm the fact that the above
Petition is withdrawn due to the fact that the ad-
vertising and posting is in error.

Please dismiss the Petition without
prejudice.

[Signature]
FRANK E. CICONE
Attorney for the Petitioner

FEC/sec



MCA □ ○ ◇
MATZ, CHILDS & ASSOCIATES, INC.

Page 3

mentioned deed S 41°20' W 660 feet, more or less, to the end thereof
and to a joint in the whole tract from Mary Ann Wright to Marion L. Roach
of which the land herein being described is a part, thence binding on a part
of the southerly line of the whole tract, said line also being the tenth line
of Corner's Land and the eighth line of the first parcel of land conveyed by
Roach to von Gunten by deed W.J.R. 3807, page 555, as aforesaid, in all,
N 68°33' W 1441 feet, more or less, thence leaving the said outline of the
whole tract and binding reversely on the third line of the land conveyed by
Jacob von Gunten and wife to Alfred M. Hipsley and wife by deed dated
November 18, 1963 and recorded among said Land Records in Liber R.R.G.
4231, page 79, N 01°40' W 266.9 feet, more or less, to the centerline of
Roaches Lane, heretofore mentioned, thence binding thereon S 83°07'30" W
170 feet, more or less, to the place of beginning.

Containing 49.28 Acres, more or less.

Saving and excepting from the above described parcel those two areas
labeled "Parcel A and Parcel B" on the accompanying plat.

ES/nlb
J.O. 65052
8/12/65



PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jacob von Gunten, et al., 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-10 zone to an RA zone for the following reasons:

- (1) Changes in the character of the neighborhood
- (2) Error in the original zoning map

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 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.

Jason Lago, Co. Inc.
John T. Corner
Contract purchaser Legal Owner
Address Address

John E. Cicone
121 W. Susquehanna Ave.
Petitioner's Attorney
Address Towson 4, Maryland
445-6765
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day
of August, 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 12th day of October, 1965, at 10:00 o'clock
A.M.



Zoning Commissioner of Baltimore County.

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

TO: Lester Matz, P.E.
4200 Connecticut Ave., N.W.
Washington, D.C. 20008

DATE 11/7/65

REMITTANCE TO ACCOUNT NO. 33-422

QUANTITY	DESCRIPTION	AMOUNT
1	Advertising and posting of property for <u>Jacob von Gunten, et al.</u>	94.52
1	<u>PAID - Baltimore County, Md. - Office of Finance</u>	
1	<u>11-756 1932 * 42238 TIP -</u>	9158

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

TO: Frank E. Cicone, Esq.
121 W. Susquehanna Ave.
Towson, Md. 21204

DATE 9/7/65

REMITTANCE TO ACCOUNT NO. 33-422

QUANTITY	DESCRIPTION	AMOUNT
1	Petition for reclassification for <u>Jacob von Gunten, et al.</u>	20.00
1	<u>PAID - Baltimore County, Md. - Office of Finance</u>	
1	<u>11-756 1932 * 33417 TIP -</u>	6000

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND

MCA □ ○ ◇
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301/823-0900

Lester Matz, P.E.
John C. Childs, L.S.
Associates
George W. Buehler, L.S.
Robert W. Criswell, P.E.
Leonard M. Stiles, P.E.
Norman P. Harman, L.S.
Paul Lee, P.E.
Paul S. Givens

DESCRIPTION

49.28 ACRE PARCEL, ROACHES LANE, NORTH
ELECTION DISTRICT, BALTIMORE COUNTY MARYLAND

Present Zoning: R-10
Proposed Zoning: R-A

Beginning for the same at a point on the centerline of Roaches Lane,
16 feet wide, at the distance of 830 feet, more or less, measured northerly
and easterly along said Roaches Lane from the northeast side of Reisterstown
Road, said beginning point being at the end of the third line of the second
parcel of land conveyed by Jacob von Gunten and wife to Richard J. Byrne
and wife by deed dated March 26, 1962 and recorded among the Land Records
of Baltimore County in Liber W.J.R. 3970, page 181, thence running and
binding reversely on the third and second lines of said deed the two following
courses and distances: (1) N 01°42' W 171.9 feet, more or less, and (2)
S 88°18' W 16 feet, more or less, to a point in the first line of the second
parcel of land conveyed by Edith A. Roach to Jacob von Gunten and wife by
deed dated January 26, 1961 and recorded among the said Land Records in
Liber W.J.R. 3807, page 553, thence binding on a part of said first line
N 01°42' W 8.0 feet, more or less, to the beginning of the first parcel of
said deed from von Gunten to Byrne, thence binding on the first, second and
third lines of said first parcel the three following courses and distances:

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner, October 1, 1965
FROM: George R. Gavrells
SUBJECT: #66-93-R, R-10 to R.A. Zoning. East side of Roaches Lane
830 feet Northeast of Reisterstown Road. Being the property
of Jacob von Gunten.
4th District
HEARING: Wednesday, October 13, 1965 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the
subject petition for reclassification from R-10 to R.A. zoning
and has the following advisory comments to make with respect to
pertinent planning factors:

1. This petition seeks apartment zoning for a tract whose
only access, existing or potential, is by means of streets
in single family residential areas. Existing access is by
means of Roaches Lane. This road is more like a driveway
than it is a County road. Potential access would be by
means of new streets in areas zoned and/or planned for
cottage development.
2. From a planning viewpoint, the subject petition would create
land use potentials for this tract which are entirely out
of keeping with the existing and emerging character of the
immediate area. This viewpoint is affirmed not only by the
status of properties external to the petition but also by
the fact that two parcels of R-10 zoning would be retained
within the area bounded by this petition. From a planning
viewpoint, creation of apartment zoning here would constitute
a flagrant example of spot zoning.

GEG:bas

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND)
CITY OF BALTIMORE)

On Sept. 20, 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
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

a true copy of which is hereto attached, was
published in said newspaper in its issue dated

Sept. 20, 1965

Subscribed and sworn to before me on

NO. A. 24

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting Sept. 25, 1965
Posted for: Reclassification from R-10 to R-1
Petitioner: Jack von Gunten, et al.
Location of property: E. 2 of Roaches Lane S. 30' N.E. of Reisterstown Rd.
Location of Signs: 100' South of East end of Roaches Lane
Remarks: North West end of Reisterstown Rd.
Posted by: J. Schnackenberg Signature Date of return Sept. 29, 1965
4 signs

Frank E. Cicone, Esq.
121 W. Susquehanna Ave.
Towson, Md. 21204

September 14, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
11st day of August, 1965.

Petitioner Jacob von Gunten, et al

Petitioner's Attorney Frank E. Cicone, [signed] by James E. Myers
Chairman of Advisory Committee

September 2, 1965

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

Frank E. Cicone, Esquire
121 W. Susquehanna Avenue
Towson, Maryland 21204

SUBJECT: Reclassification from R-10 to R-1
For Jacob von Gunten et al
Located 1/2 of Roaches Lane
N.E. of Reisterstown Road, 1st Dist.
(Item 8, August 31, 1965)

Dear Sir:

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

OFFICE OF PLANNING AND ZONING - ZONING ADMINISTRATION DIVISION: The plan as submitted
is in conflict with the proposed neighborhood road pattern in this area. This office
is withholding any further processing of this petition until this matter has been
worked out.

It is suggested that the petitioner and/or his engineer contact Mr. Albert Quimby,
Chief, Project Planning Division, Mr. C. Richard Moore, Bureau of Traffic Engineering,
and Mr. Edmund F. Hille, Chief, Street, Road & Bridge Design, arrange a meeting to
discuss this problem prior to submitting new plans.

STAFF OF ENGINEERING:

Water - Existing 10" water in Reisterstown Road.
Sewer - Existing 10" sewer along Roaches Lane.
Road - The submitted plan should be revised to show the proposed relocation of
Roaches Lane. Roaches Lane relocated is to be improved with a minimum 12' curb
and gutter cross-section 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 after:

Fire Bureau-Plans Review
Health Department
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission
Bureau of Traffic Engineering

Very truly yours,

JAMES E. MYERS, Chief
Petition and Permit Processing

cc: Mr. James E. Myers-Office of Planning and Zoning -
Zoning Administration Division
Mr. Albert Quimby-Office of Planning and Zoning
Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. Edmund F. Hille-Bureau of Engineering
Mr. Carlisle Brown-Bureau of Engineering

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

Date: September 3, 1965

TO: Mr. James E. Myers
FROM: Eugene J. Clifford

SUBJECT: Item 4 - ZAC - August 31, 1965
East side of Roaches Lane - 830' Northeast of
Reisterstown Road

Review of the subject plat dated August 12, 1965
results in the following comments:

The proposed 782 apartments can be expected to
generate 5100 trips per day; whereas if the land is devel-
oped as presently zoned, it will generate 1300 trips per
day.

Roaches Lane presently exists as an 11' pavement
with no plans for improvement because of its poor inter-
section with Reisterstown Road.

Highfalcon Road is a developer's road; therefore
the construction data of the road cannot be determined.
It is planned as a 48' road on a 70' right of way.

Reisterstown Road is the only major access to this
site, and this arterial road is above practical capacity at
this time. The practical capacity is 1800 vehicles/hr. with
a possible capacity of 2200 vehicles/hr.

Enclosed is an hourly breakdown of the effect of this
site on Reisterstown Road. It should be noted that this site
could increase traffic on Reisterstown Road by 20%.

Eugene J. Clifford
County Traffic Engineer

BJC:CRM:mr
Enclosure

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 14, 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. once in each
of 2 times successive weeks before the 12th
day of October 19 15, the last publication
appearing on the 23rd day of September 19 15.

THE JEFFERSONIAN,

Cost of Advertisement, \$

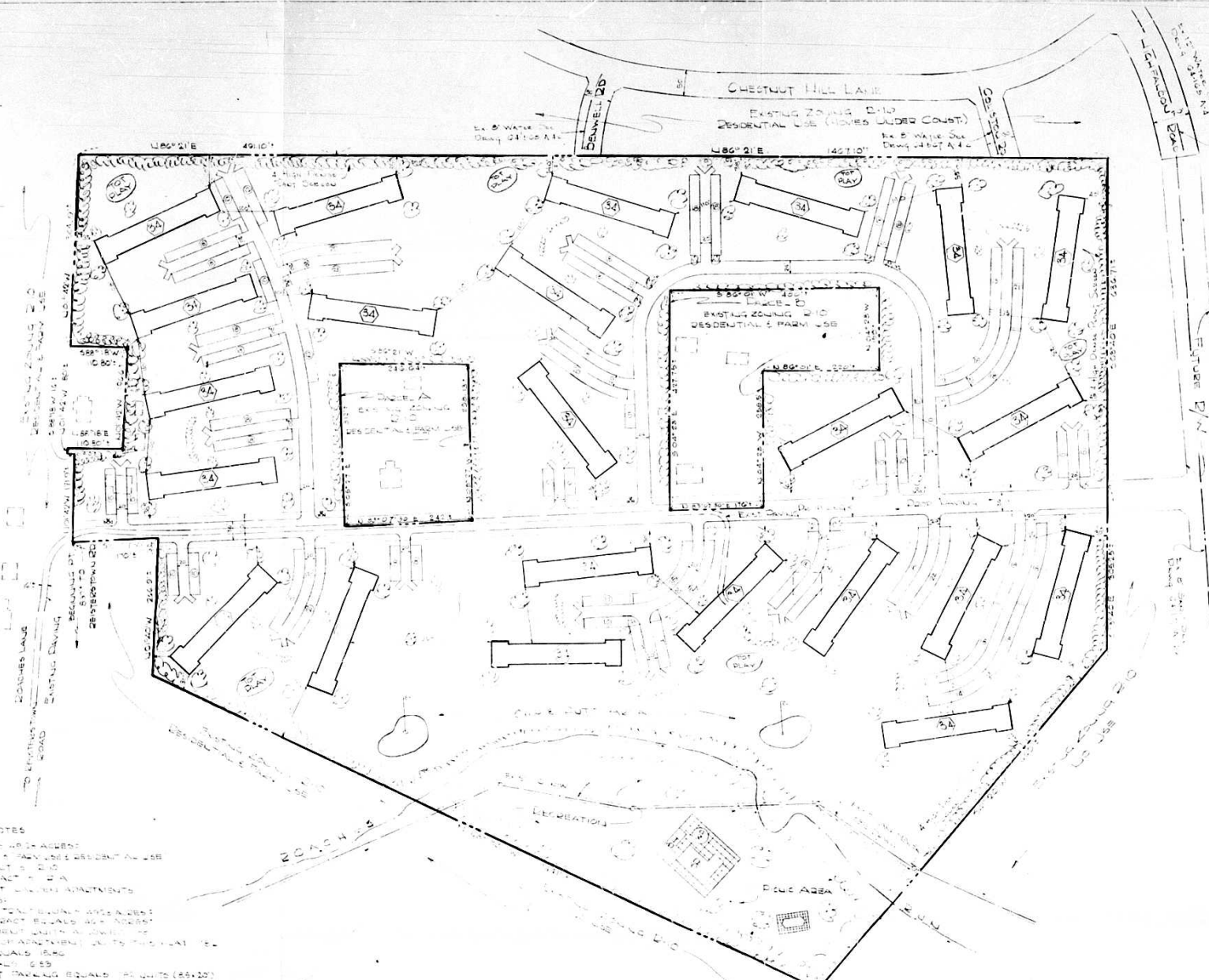
CERTIFICATE OF PUBLICATION

TOWSON, MD. September 14, 1965

THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. once in each
of 2 times successive weeks before the 12th
day of October 19 15, the last publication
appearing on the 23rd day of September 19 15.

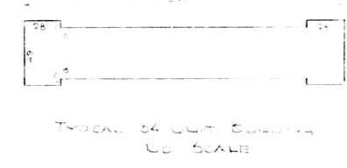
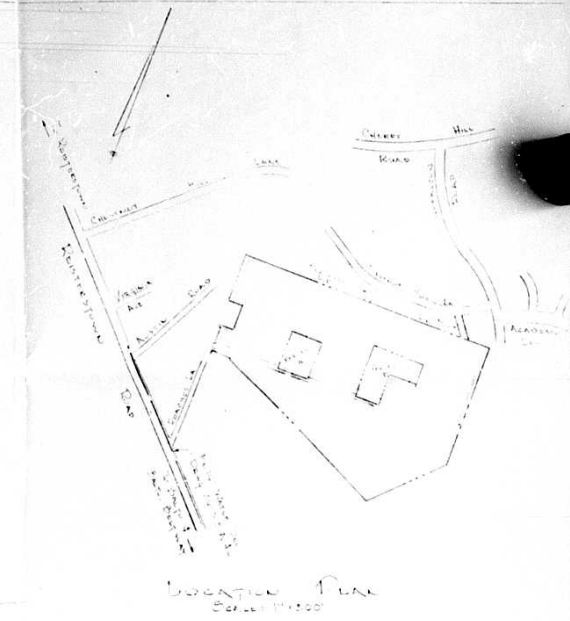
THE JEFFERSONIAN,

Cost of Advertisement, \$



GENERAL NOTES

1. AREA OF TRACT EQUALS 40.12 ACRES
2. EXISTING LOT 1 TRACT A PARTIAL RESIDENTIAL USE
3. EXISTING LOT 2 TRACT B PARTIAL RESIDENTIAL USE
4. PROPOSED USE OF TRACT C TRACT D TRACT E TRACT F TRACT G TRACT H TRACT I TRACT J TRACT K TRACT L TRACT M TRACT N TRACT O TRACT P TRACT Q TRACT R TRACT S TRACT T TRACT U TRACT V TRACT W TRACT X TRACT Y TRACT Z
5. PROPOSED USE OF TRACT C TRACT D TRACT E TRACT F TRACT G TRACT H TRACT I TRACT J TRACT K TRACT L TRACT M TRACT N TRACT O TRACT P TRACT Q TRACT R TRACT S TRACT T TRACT U TRACT V TRACT W TRACT X TRACT Y TRACT Z
6. DENSITY CALCULATIONS:
 - a. GROSS ACREAGE OF TRACT EQUALS 40.12 ACRES
 - b. NET ACREAGE OF TRACT EQUALS 38.12 ACRES
 - c. NUMBER OF ALLOTMENTS EQUALS 100
 - d. PROPOSED DENSITY (ALLOTMENTS PER ACRE) EQUALS 2.62
 - e. NET DENSITY EQUALS 2.62
7. PROPOSED OFF-STREET PARKING EQUALS 100 UNITS (25x10)
8. PROPOSED OFF-STREET PARKING EQUALS 250 UNITS (25x10)
9. EXISTING HOUSES IN PROPOSED DEVELOPMENT
10. SEE APPLICATION SHALL BE REMOVED
11. CHANNEL RUN STREAM TO BE LEFT IN ITS PRESENT CHANNEL
12. CHANNEL TO BE CLEANED OF DEBRIS



Plan To Accompany
 RECLASSIFICATION OF PROPERTY
 VICINITY
 ROCHES LANE AND CHESTNUT HILL LANE
 SECTION 2-D
 NORTHWEST 14-J
 NORTHWEST 14-J
 RA
 DATE: 12/1/80
 SCALE: 1"=100'
 MAP #4
 SEC. 2-D
 NW-14-J
 NW-14-J
 RA