+66-95R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: S. Yeardley Smith and & or we, Doris B. Smith, his wife legal owners, of the property situate in Baltimore may County and which is described in the description and plat attached hereto and make a part byseof. #4 hereby petition (1) that the soning status of the herein described property be re-classified, purposant has changed since the existing zoning classification we, established. (2) there was an error made in establishing the existing zoning classification, (3) the proper use of the property, which is the subject of this petition, is not reflected in the present zoning classification, but an R-A Zone is proper.

See attached description

Page 100 of the Control of the Contr

Property is to be posted and advertised as prescribed by Zoning Regulation

i, or we, agree to pay expenses of above re-clausification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning ctions of Baltimore County adopted pursuant to the Zoning Law for Baltin

1963 One Charles Center

Daris B. Smith

Petitioner's Bayard Williams, Ir 732 Holabird Avenue, Dundalk, Maryland 21222 Owings Mills, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this.....3r.4 1965 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of gene

ore 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 ..., 1965., at __1100-clock 13th

RE. PETITION FOR PECLASSIFICATION-ReIO Zone to R-A Zone-N/S Dolfield Road-4th Dist, S, Yardley Smith & Doris B, Smith, Petitioners BEFORE THE

ZONING COMMISSIONER OF

BALTIMORE COUNTY

No. 66-95-R

ORDER OF APPEAL

6 7

- NOV15'65'M

MR. CLERK:

Please enter an Appeal to the Board of Appeals for Baltimore County in the above-captioned matter, on behalf of William F. Chew, Owings Mills, Maryland.

> John Warfield Armiger Attorney for Appellant 200 Padonia Road East eysville, Maryland 21030

Description of Property of S. Yeardley Smith et ux to be Rezoned from R-&O to RA

July 16, 1965

#66-951

Beginning for the same at the intersection of the south side of Sioussa Avenue 50 feet wide and the west side of Camphell Avenue 50 feet wide, as shown on a plat entitled "Owings Mills Heights", dated May 1922, and recorded among the Plat Records of Baltimore County in Liber W.P.C. 7, folio 43, and running thence binding on said south side of Sioussa Avenue, as shown on said plat South 85° 51' West 435,00 feet to the east side of Wellesley Avenue 50 feet wide, thence binding on raid east side of Wellesley Avenue, as shown on said plat South 5° 54' West 585 feet more or less to the northeast right-of-way line of the Northwestern Expressway as proposed to be laid out 300 feet wide, thence binding on said northeast right of way line of the Northwestern Express: way, as proposed to be laid out 300 feet wide, southeasterly along a curve to the left with a radius of 7489.44 feet, for a distance of 770 feet, more or less, said curve being subtended by a chord bearing South 48° 45° 24° East 770 feet more or less to the north side of Doelfield Road 30 feet wide, thence binding on said north side of Doulfield Road as shown on said plat North 75° 10' East 295 feet more or less to the end of the seventh or North 76° 46' East 439.45 foot line of the land conveyed by Mary H. Bolton to S. Yeardley Smith et ux, by deed dated April 27, 1948, and recorded among the Lend Record, of Beltimore County in Liber T.B.S. 1654, folio 324, thence binding on the eighth, ninth, and tenth lines of said deed, the three following courses and distances viz: first North 58° 56' West 132.00 feet, second North 26° 14' West

RE: PETITION FOR RECLASSIFICATION from an R-10 zone to an R-A zone N/S Dolfield Road 770' SE of Yearoley Smith, ut al,

COUNTY BOARD OF APPEALS MAP OF BALTIMORE COUNTY SE1.2-

RA

ORDER OF DISMISSAL Petition of S. Yeardley Smith, et al., for reclassification

zone to an R-A zone on property located on the north side of Dolfield Road 770 feet southeast of Wellesbury Avenue in the Fourth District of Baltimore County.

Whereas, the Board of Appeals is in receipt of an Order of Dismissal filed July 15, 1965 from the attorney representing the protestants-appellants in the above entitled

Whereas, the said attorney for the said protestants-appellants requests that the appeal filed on behalf of said protestants be dismissed and withdrawn as of July 15,

It is hereby OR DERED this 19th day of July, 1966 that said appeal be and the same is dismissed

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Cheirma

IT In te.

July 16, 1965 #66-95R

426.3 feet and third North 0° 41' 00" West 475.00 feet to the west side

of said Campbell Avenue, thence binding on sain west side of Campbell

Avenue, as shown on said plat North 27° 41' West 135.46 feet to the

Containing 11.972 acres of land more or less.

the meridian as established on the above herein mentioned plat of

The courses used in the above description are referred to

Being part of the land conveyed by Mary H. Bolton to S.

Yeardley Smith et ux, by deed dated April 27, 1948, and recorded among

the Land Records of Baltimore County in Liber T.B.S. 1654, folio 324.

place of beginning.

RE: PETITION FOR RECLASSIFICATION R-10 Zone to R-A Zone-N/S Dolfield Road- 4th Dist. S. Yardley Smith &

BOARD OF APPEALS

BALTIMORE COUNTY

SE(, 2-C File No. 66-95-B RA

ORDER OF DISMISSAL

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MR. CLERK:

Please note a Dismissal of the Appeal scretofore filed in the al ove-captioned case.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner October 1, 1965

PROM George E. Gavrelis, Director

SUBJECT. 466-95-R. R-10 to R.A. Zone, North side of Dolfield Road. 770 feet Southeast of Wellesbury Avenue. Being the property of S. Yeardley Smith and Doris B. Smith.

HEARING: Wednesday, October 13, 1965 (1:00 P.M.)

- Changes in land use potentials have occurred it the vicinal area since the adoption of the Comprehensive Zoning Map in added to the map. Development has not occurred on all of these tracts. From a planning viewpoint, there seems to be a plenitude of apartment land in the 4th District.
- 2. In the immediate area, apartment zonany does exist and development has not occurred. The Planning staff questions the wisdom or priority of creating yet additional apartment zoning when the existing street system will be sorely present to hardle additional traffic generated by increased densities. It is to be noted that improvements in connection with the Northwest Expressway had been dylayed for at least another the years.
- Ordinarily, apartments do make sense as a transitiona; land
 use. It is to be noted that industrial zoning on the southerly
 side of Dolfield Road has transitional features built into
 it in connection with deed covenants and subsequent amendments
 to the Zoning Regulations.

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District 4 Th		Date of Pating Hox	26,1965
Posted for: Affilal	Smith it a	l	
Petitioner:	eld Rd 770	'se fwelleshay	lur_
Location of Signa: ON 3 Alefficial	RN 170'361	fuillishuy a.r.	
Remarks:		ue of return the	3 1465
	2 Signs		

66 95 RXH

CERTIFICATE OF POSTING

	Towson, Maryland
District "	Daice of Posting . Sept. 25 1985
Posted 1. Release funding Petitioner 2 Yeardley 3	much
Location of property: 222	gove sa 120 se g wansing cove
Location of Signa 4 / 4	Al 170 + SE of waterfung the
Posted by Signature	Date of return . Supt 39, 1965
J.	3 signs

CERTIFICATE OF PUBLICATION

STATE OF MARYLAND \ "

On Sept 20, 1965... personally appeared before me, the undersigned, a Notary Public within and .or said city and State. E. Schnackenberg. Chief Accountant of the .. No s Americana newspaper sublished in the City of Baltimore, State of Maryland, who, being duly sworn, states on oath that the advertisement of

BaltimoreCounty, Office of Central Per.

a true copy of which is hereto attached, was published in said newspaper in its issue dated Sept 20, 1968 Almkelen

Subscribed and sworn to before me on September 30,1965 Irrean Helminial

Tribles - Delice

the appearing that have been sufficient change in the area to warrant the rezoning of the subject property and the apartment buildings will not be constructed for some period of time; also the proposed roads to the area which will service this property shall be constructed by the time the apartment the above Reclassification should be had; and discussions represented that hypercommunications are the control of the control IT IS ORDERED by the Zoning Commissioner of Baltimore County this. 1574 day of October 1965, that the herein described property or area should be and the same is hereby reclassified; from a_0_R-LQ_____zone to a0_R-A__ zone, andeoxoo Spaniak Exception: for annexessance successance and state and the same way. controls from and after the date of this order, subject to augmonal of the site plan for the development of said property by the Sureau of Public services and the Office of Planning and Coring.

Zaping Commissioner of Baltmore County Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of.... the above re-classification should NGT BE HAD, and/or the Special Exception should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ______day DENIED and that the above described property or area be and the same is hereby continued as and

to remain a ______zone; and or the Special Exception for ____

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and

Zoning Commissioner of Baltimore County

...... be and the same is hereby DENIED

CERTIFICATE OF PUBLICATION

TOWSON, MD September 23 ... 19.65 ... THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ancocin-moch of 1 :3-0 successive seeks before the ... 22:15.... day of _____Qetclor______19.6. the first publication appearing on the 23rd day of Septon r

> THE JEFFERSONIAN, J. Jeanh Manager.

Cost of Advertisement, \$.....

INTER-OFFICE CORRESPONDENCE Baltimore County, Margland

Date_ September 3, 1965

m. Mr. James E. Dyer Eugene J. Clifford

SUFJECT: I'em 4 - ZAC - August 3, 1965 - Dolfield Road District 4

Review of the subject plat dated July 19, 1965 results in the following comments.

The proposed 200 apartment units can be expected to generate 1300 trips per day; whereas, if the land is developed as presently zoned, it will generate 340 trips per day.

Dolfield Road is planned as a 42' curb and gutter section on a 70' right of way.

Reisterstown Read will be the major arterial road to service this site. This road is now above the practical capacity of 1800 vehicles per hour and approxeming the possible capacity of 2000 vehicles.

Enclosed please find a traffic count on Reisterstown Road. It should be noted that this site could increase traffic on Reisterstown Road by 5%.

EJC:CRM:nr

The obers communite are not intended to indicate the appropriateness of the setten requested, but the assume that all restine are node sware of plane or such as the setten requested, but the assume that high two bearing on this case. As thireter and/or the Deputy director Gifties of Flamming and Seming will mobuli recommunitations on the oppopulateness requested soming 10 days inform the Foundation of the Arring.

Dist. 2 466-45R

ON REISTERSTOWN RO WIRTH OF RESERVEDS LAWER DAY TUESDAY DATE F-8-23, 1965 CLASS # 371 38

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BACTIMORE COUNTY, MARYLAND

No.33532 OFFICE OF FINANCE DATE 11/16/65 COURT HOUSE TOWSON, MARYLAND 21204

DILLED Office of Planning & Zoning 119 County Office Bigs., Towson, Maryland 21294

O1-622 DETYCH UPPER SECTION AND RATURN WITH YOUR REMITTANCE COST \$70.00 Cost of appeal - property off S. YardleySwith No. 66-95-R PATT ... Notices Court had ... Office of the 11-1665 4738 . 33532 TXU-00.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVINION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BACTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No.33532

DATE 11/16/65

COST T TO ACCOUNT NO. 01.433 Philadelpo, of - Charles vino . 11-16-65 4 73 8 . 33532 128-

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 RESISTANCE.

Towson, Maryland, 21204

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TELEPHONE

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PERCENTAGE OF 24-HOUR TOTAL DURING THE PEAK HOUR (ONE DIRECTION)

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BALT ORE COUNTY, MARCLAND

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OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE

TOWSON, MARYLAND 21204

John Warfield Armiger, Esq., 200 Pedonia Rord, East Cockeysville, Nd. 21020

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PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

50,00 -Petition for Reclassification for S. Yeardley Smith PRODUCTION AND ADDRESS OF THE PARTY

TELEPHONE

IMPORTANT: MAKE CHLCKS 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.

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BALLMORE COUNTY, MANYLAND

OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE

TOWSON, MARYLAND 21204

TELEPHONE

BACTIMORE COUNTY, MORYLAND OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No.33466 DAT#0/14/65

SEL 96 81.98 -PART - William Carry 103 - Color of Plan 101965 5262 # 33966 517-

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UFPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

T. Bayard Williams, Jr., Esq. 6732 Holabird Ave. Baltimore, Md. 21222 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office building 111 W. Chesapeake Avanue Towson 4, Maryland

Your petition has been received and accepted for filling this

JOHN G. ROSE Zoning Commissioner

No.31996

DATE 7/22/65

Owners Nume: s. Yourdley Suith

