

66-106R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Leschar Corporation, 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... zone to an... zone; for the following reasons:

1. That the original zoning of the property was erroneous and the property should have been zoned R-A.
2. That changes in the neighborhood and changes of conditions make the present zoning of R-6 and R-40 obsolete, improper and, therefore, R-A zoning is in keeping with these changes, conditions and neighborhood.

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 of 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 of Baltimore County.

LESCHAR CORPORATION

By: *[Signature]*

Address: 209 Maxwell Rd.

Baltimore, Md 21204

Practitioner's Attorney

By: *[Signature]*

Practitioner's Attorney

Address: 104 Jefferson Building
Towson, Maryland 21204

ORDERED BY THE Zoning Commissioner of Baltimore County, this 21st day

of September, 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 held before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 28th day of October, 1965, at 10:00 o'clock

A.M.

[Signature]
Zoning Commissioner of Baltimore County

(10-27)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose
Zoning Commissioner
Date: October 15, 1965

FROM: Mr. George E. Gavrillis, Director
Office of Planning and Zoning

SUBJECT: Petition 66-106-R, R-6 and R-40 to R-A, Zone, West side of Rolling Road
2700 feet from Dogwood Road. Being the property of Leschar Corporation.

2nd District

HEARING: Thursday, October 28, 1965. (10:00 A.M.)

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

1. An apartment zone at the subject location would meet none of the locational criteria that have been employed by the planning staff and the Planning Board in comprehensive rezoning studies.

From a planning viewpoint, rolling road is worse than inadequate as a street to serve a development of the magnitude of that proposed. No improvements to rolling road in the vicinity of the subject property are scheduled under the current Capital Budget and 2 Year Capital Program.

As indicated in the comments of the Bureau of Engineering, utility services are insufficient to accommodate the proposed development.

Commercial facilities to serve apartments at the subject location are too distant and inaccessible. The closest commercial developments are, further, of insufficient size to accommodate any great influx of apartment dwellers. Pressures for commercial zoning nearer the apartment development could thus be expected to occur.

The subject tract does not appear to be close to any significant employment centers.

2. Inasmuch as the request of this petition would result in the creation of land use potentials grossly out of character with those of surrounding property, from a planning viewpoint reclassification would be spot zoning. Worse still, rezoning would result in such a drastic change in the neighborhood that further, similar rezoning requests would be certain to follow for property nearby.

PETITION FOR RECLASSIFICATION
W/S Rolling Road 2700' from
Dogwood Road, Second District
Leschar Corporation, Petitioner
#66-106R

BEFORE THE
BALTIMORE COUNTY
BOARD OF APPEALS

ORDER OF DISMISSAL

Mr. Clerk:

Please enter the Appeal heretofore filed on behalf of Dorothy Kicas, protestant, in the above case as "Dismissed with Prejudice".

[Signature]
Dorothy Kicas, Protester

[Signature]
Attorney for Protester

*Rec'd 9-14-66
10:30 am*

The several protestants in attendance at the hearing were mainly concerned about possible traffic congestion as a result of the apartment complex. Their fear, however, should be alleviated by Dr. Swell's testimony.

After considering all evidence, the Deputy Zoning Commissioner feels that the zoning map is in error so far as it applies to the Petitioner's property. It would appear that the most logical and appropriate zoning would be apartments.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of November, 1965, that the herein described property of area be and the same to hereby reclassified from an R-6 and R-40 Zone to an R-A Zone, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner

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

September 22, 1965

SUBJECT: Reclassification from R-6 and R-40 to R-A, for Leschar Corporation, located on the west side of Rolling Road 2700' from Dogwood Road, 2nd District. (Item 3 - September 21, 1965)

Dear Mr. Smith:

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

BUREAU OF TRAFFIC ENGINEERING: This Bureau will review and comment at a later date.

THE AERIAL PLANS SYSTEM: This Bureau will comment at a later date.

BUREAU OF ENGINEERING:

Water - A 10" water main exists at the intersection of Dogwood Road and Rolling Road. To serve the subject site would require an extension of approximately 2200' in Rolling Road.

Sewer - An existing 8" sewer line is located in Rolling Road near Munford Avenue. A study indicating the adequacy of the existing sanitary system must be submitted, revised and approved by the Bureau of Engineering before the proposed system shown in the submitted plat can be approved.

Road - Dogwood Road relocated is to be developed as a minimum 10' curb and gutter road on a 50' right of way. Rolling Road is to be developed as a minimum 10' curb and gutter road on a 70' 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 to offer:

Board of Education
Health Department
Industrial Development Commission
Office of Planning & Zoning, Zoning Administration Div.
Project Planning Div.

Very truly yours,

[Signature]
James S. Davis
Petition and Permit Processing

cc: Mr. H. Moore, Dir. of Tr. Eng.
Ment. Harris, Fire Bureau
Mr. G. Brown, Dir. of Eng.

RE: PETITION FOR RECLASSIFICATION
from R-6 and R-40 zones to
an R-A zone,
W/S Rolling Road 2700' from
Dogwood Road,
2nd District
Leschar Corporation,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 66-106-R

ORDER OF DISMISSAL

Petition of Leschar Corporation for reclassification from R-6 and R-40 zones to an R-A zone of property located on the west side of Rolling Road 2700 feet from Dogwood Road in the Second District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed September 14, 1966 from the attorney representing the protestant-appellant in the above entitled matter.

WHEREAS, the said attorney for the said protestant-appellant requests that the appeal filed on behalf of said protestant be dismissed and withdrawn as of September 14, 1966.

It is hereby ORDERED this 15th day of September, 1966 that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. H. Parker

W. G. Alderman

PETITION FOR RECLASSIFICATION
W/S Rolling Road 2700' from
Dogwood Road, Second District
Leschar Corporation, Petitioner
#66-106R

BEFORE THE
BALTIMORE COUNTY
BOARD OF APPEALS

APPEAL

Mr. Clerk:

Please enter an Appeal from the Order of the Deputy Zoning Commissioner entered in this case on November 24, 1965, on behalf of Dorothy Kicas, one of the Protestants herein.

[Signature]
Harry S. Gortzweider, Jr.
1708 Munsey Building
Calvert & Fayette Streets
Baltimore, Maryland 21202
Attorney for Protester.

*11/14/65
Copy of Appeal mailed
to Temple Smith*

David W. Dallas, Jr.

Civil Engineer

REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR

SWING DESCRIPTION
LESCHAR CORPORATION
EXISTING R-40 TO PROPOSED R-4 SWING

#66-106R
MAP
V
2-B
BALTIMORE, MD. 21234
AREA CODE 301-665-7422
NW-3G
NW-4G
RA
10/14/65

BEGINNING for the same in the center of Helling Road at a point distant 2700 feet, more or less, measured in a northerly direction from the point formed by the intersection of the center of said Helling Road with the center of Decond Road, said point of beginning being on the north side of a private road at the end of the alleyway of south 9 degrees 11 minutes 33 seconds west 110.12 feet line of that tract of land which by deed dated April 30, 1959 and recorded among the Land Records of Baltimore County in Liber B.L.M. No. 3521 folio 118 etc was conveyed by Mary A. Kneas, widow, et al to Leschar Corporation, thence running reverly with and binding on said Helling Road, the tenth, and sixth lines of said deed and in the end of said Helling Road the three following courses and distances north 9 degrees 11 minutes 35 seconds east 130.12 feet, north 12 degrees 12 minutes 55 seconds east 456.00 feet and north 7 degrees 15 minutes 36 seconds west 231.70 feet to the beginning of said sixth line, thence leaving said road and running reverly with and binding on the eighth line of said deed north 80 degrees 09 minutes 40 seconds west 726.31 feet to the beginning of the 1.13 acre exception to said deed, thence running with and binding on said exception the four following courses and distances south 15 degrees 31 minutes 55 seconds west 241.00 feet, north 74 degrees 08 minutes 05 seconds west 213.00 feet, north 15 degrees 31 minutes 55 seconds east 263.00 feet and south 74 degrees 08 minutes 05 seconds east 213.00 feet to the beginning of said eighth line, thence running reverly with and binding on the seventh, sixth and part of the fifth lines of said deed the three following courses and distances, north 12 degrees 17 minutes 53 seconds west 139.10 feet, north 6 degrees 57 minutes 28 seconds west 371.07 feet and north 15 degrees 07 minutes 51 seconds west 30.00 feet to intersect the westerly line of said division line between said descriptions 2-B-11 and 2-B-10-5, thence running with and binding on a part of said division line south 21 degrees 20 minutes 00 seconds west 120.74 feet to intersect the fourth line of that tract of land which by deed dated March 5, 1964 and recorded among the Land Records of Baltimore County in Liber B.L.M. No. 4275 folio 325 etc was conveyed by Leschar Corporation to the Board of Education of Baltimore County at a point distant 202.47 feet from the beginning of said line, thence running with and binding on a part of said fourth line and on the center of Decond Road (30 feet wide) as proposed to be relocated south 64 degrees 22 minutes 00 seconds east 1511.29 feet to the end of said line and intersect the sixteenth line of said firstly described deed at a point distant 153 feet from the end of said line, thence leaving the center of the proposed relocation of said Decond Road and running reverly with and binding on a part of said line north 27 degrees 23 minutes 50 seconds east 134.73 feet to the beginning of said line and the center of said Helling Road, thence running reverly with and binding on the fifteenth line

David W. Dallas, Jr.

Civil Engineer

REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR

#66-106R
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of said firstly described deed and in the bed of said road north 6 degrees 14 minutes 15 seconds east 716.20 feet, thence leaving the bed of said Helling Road and running reverly with and binding on the fourteenth, thirteenth, and twelfth lines of said firstly described deed the three following courses and distances north 53 degrees 04 minutes 27 seconds west 317.62 feet, north 23 degrees 42 minutes 12 seconds east 136.45 feet and south 59 degrees 04 minutes 57 seconds east 275.08 feet to the place of beginning.

CONTAINING 38.521 acres of land more or less

BEING part of that tract of land which by deed dated April 30, 1959 and recorded among the Land Records of Baltimore County in Liber B.L.M. No. 3521 folio 118 etc was conveyed by Mary A. Kneas, widow, et al, to Leschar Corporation and all of that tract of land which by deed dated December 29, 1959 and recorded among the Land Records of Baltimore County in Liber B.L.M. No. 3654 folio 213 etc was conveyed by Mary A. Kneas, widow, to Leschar Corporation.

David W. Dallas, Jr.

Civil Engineer

REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR

SWING DESCRIPTION
LESCHAR CORPORATION
EXISTING R-40 TO PROPOSED R-4 SWING

#66-106R
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BALTIMORE, MD. 21234
AREA CODE 301-665-7422
NW-3G
NW-4G
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BEGINNING for the same in the center of Decond Road (70 feet wide) as proposed to be relocated at a point distant 1560 feet, more or less, measured in a northerly direction along the center line of said relocation from the point formed by the intersection of said relocation with the center of Helling Road, said point of intersection being distant 2123 feet more or less measured in a northerly direction from the intersection of said Helling Road with the center of the existing Decond Road, and also beginning at the intersection of the fourth line of that tract of land which by deed dated March 5, 1964 and recorded among the Land Records of Baltimore County in Liber B.L.M. No. 4275 folio 325 etc was conveyed by Leschar Corporation to the Board of Education of Baltimore County with the approximately 2900 feet division line between said descriptions 2-B-11 and 2-B-10-5, thence running reverly with and binding on a part of said division line north 21 degrees 20 minutes 00 seconds east 1209.74 feet to intersect the fifth line of that tract of land which by deed dated April 30, 1959 and recorded among the Land Records of Baltimore County in Liber B.L.M. No. 3521 folio 118 etc was conveyed by Mary A. Kneas, widow, et al, to Leschar Corporation at a point distant 30.00 feet north 65 degrees 07 minutes 51 seconds west from the end of said line, thence running reverly with and binding on a part of said fifth line north 65 degrees 07 minutes 51 seconds west 260.57 feet, thence leaving said line and running for a line of division south 26 degrees 53 minutes 25 seconds west 1336.72 feet to intersect the sixteenth or north 63 degrees 20 minutes 27 seconds west 781.43 foot line of said secondly described deed at a point distant 600.00 feet from the end of said line, thence running reverly with and binding on a part of said line south 63 degrees 20 minutes 27 seconds east 131.42 feet to the beginning of said sixteenth line and the beginning of the third line of said firstly described deed thence running with and binding on said third line north 26 degrees 53 minutes 17 seconds east 75.00 feet to the end of said line and the center of said Decond Road, thence running with and binding on a part of said fourth line of said firstly described deed and the center of said relocation south 64 degrees 52 minutes 00 seconds east 202.47 feet to the place of beginning.

CONTAINING 3.666 acres of land more or less

BEING part of that tract of land which by deed dated April 30, 1959 and recorded among the Land Records of Baltimore County in Liber B.L.M. No. 3521 folio 118 etc was conveyed by Mary A. Kneas, widow, et al to Leschar Corporation.



SAMUEL BEEG, ETAL

MICROFILMED

SITE OF PROPOSED ROLLINGWIND JR HIGH SCHOOL
Zoned R-C

- ZONING DATA**
- 1. EXISTING ZONING OF TRACT: R-C & R-40
 - 2. PROPOSED ZONING: R-A FOR EXISTING PORTION - BE REZONED
 - 3. ZONING DISTRICT: BALTIMORE, MD. 2201
 - 4. WESTERN SECTION RESERVED
 - 5. ZONING DISTRICT: BALTIMORE, MD. 2201
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EXISTING R.O. & E.A. TO PROPOSED R.A.
ZONING PLAT
PROPERTY OF
LESCHAR CORPORATION
200 N. CHESAPEAKE ST. BALTIMORE, MD. 21201
ZONING DISTRICT BALTIMORE, CO., MD.
SCALE 1" = 100'
AUGUST 1965



ZONING AND LOCATION MAP
SCALE 1" = 500'
KEY SHEET USE W.T.C.

#66-106E
MAP
2-6
WESTERN
AREA
NW-3-6
NW-4-6
RA