

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, **KARL HATHAWAY HOMES, INC.**, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an **R-10 and R-6** zone to an **R.A.** zone, for the following reasons:

- The property was erroneously classified R-10 and R-6.
- The character of the area has so changed that a reclassification is justified and, in fact, required.
- The conditions in the area have so changed, principally because of installation of sewer and water facilities, that a reclassification of the property from an R-10 and R-6 to a R.A. zone is justified and advisable.
- The topography of the existing R-10 and R-6 zone is such that R-10 and R-6 development is not feasible and Petitioner is deprived of all reasonable use of its property.

See attached description.

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.

HATHAWAY HOMES, INC.

By **Alvin Myerberg**, Legal Owner
Vice President
Address: c/o M. William Adelson, Esq.
1035 Maryland National Bank Bldg.

Baltimore, Maryland 21202
Plaza 2-6682

M. William Adelson, Petitioner's Attorney
Address: 1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202
Plaza 2-6682

ORDERED BY The Zoning Commissioner of Baltimore County, this **13th** day of **October**, 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 throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the **19th** day of **November**, 1965, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of **changes in the neighborhood**

the above Reclassification should be had, **and it is hereby ordered that the same be**

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this **19** day of **November**, 1965, that the herein described property or area should be and the same is hereby reclassified, from **R-10 and R-6** zone to a **R.A.** zone, and **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,**

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this **19** day of **November**, 1965, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a **R-10 and R-6** zone, and/or the Special Exception for **RECLASSIFICATION** be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

OFFICE OF W. H. PRIMROSE

July 2, 1965

DESCRIPTION OF PARCEL EMBRACED BY APPLICATION FOR
REZONING FROM R-6 and R-10 to R-A

Beginning for the same at a point on the southeast side of Chestnut Hill Lane West, as proposed to be laid out 50 feet wide, said point being located 422.68 feet southwesterly from the intersection formed by the extensions of the southeast side of Chestnut Hill Lane West and the southwest side of Reisterstown Road, running thence South 43° 49' 00" East - 554.70 feet, North 47° 06' 00" East - 79.20 feet, South 43° 49' 00" East - 122.02 feet, South 58° 49' 20" West - 194.89 feet, North 42° 09' 00" West - 235.00 feet and North 7° 15' 15" West - 279.29 feet to the southeast side of Chestnut Hill Lane West, thence binding thereon North 21° 03' 40" East - 379.47 feet to the place of beginning.

Containing 3.498 acres of land, more or less.

W. H. Primrose

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: **George A. Reier, Chief**
Bureau of Public Services
J. G. KEMMEL
FROM: **Office of Planning & Zoning**
SUBJECT: **Bldg. Appl. #652-66**

Date: **September 12, 1965**

The Office of Planning and Zoning has reviewed the subject application and is endorsing it with the following comment:

The subject property was zoned R.A. on November 19, 1966 (Zoning Petition #66-127R). It is a portion of the subdivision of Hathaway as shown on the following two recorded plats:

Plat 1, Liber 30 Folio 128 - portion of Lot 2, Block I
Plat 3, Liber 31 Folio 19 - portion of "Parcel A"

The maximum permitted number of apartment units for the entire property is 54. Hence, in addition to the subject 44 units, application for 10 additional units may be made in the future.

JGR:vh

cc: Zoning Petition File #65-127R.
Hathaway Subdivision File #IV-61
Bldg. Appl. File #652-66

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

M. William Adelson, Esquire
1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202

Dear Sir:

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

BUREAU OF TRAFFIC ENGINEERING: This bureau will comment at a later date.

STATE ROADS COMMISSION: Chestnut Hill Lane West must be opposite the existing Chestnut Hill Lane and so indicated on the plan. Highway and storm drainage plans will be subject to State Roads Commission approval.

BUREAU OF ENGINEERING:
Water - Existing 10" water in Reisterstown Road.
Sewer - Existing 10" sewer adjacent to houses.
Acquency of existing utilities to be determined by developer or his engineer.

ZONING ADMINISTRATION DIVISION: This office is not withholding approval of a hearing date, however, it is requested that the petitioner's engineer indicate the existing location of Chestnut Hill Lane at its intersection of the north side of Reisterstown Road as requested by the State Roads Commission. These revised plans should be submitted to this office prior to the hearing.

PLANNING AND ZONING DIVISION: This office will comment at a later date.

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 Commission's hearing.

The following members had no comment to offer:

Health Department
Buildings Department
Board of Education
Industrial Development Commission

Very truly yours,

James S. Hines
James S. Hines, Chief
Petition and Permit Processing

cc: Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. John Myers-State Roads Commission
Mr. Carlisle Brown-Bureau of Engineering
Mr. James E. Dyer-Zoning Administration Division
Capt. Paul Reinken-Fire Bureau-Plans Review

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

Date: **October 15, 1965**

TO: **Mr. James E. Dyer**
FROM: **Eugene J. Clifford**

SUBJECT: **Item 7 - ZAC - October 13, 1965 - Chestnut Hill Lane**
422.68' west of Reisterstown Road

Review of the plat dated August 11, 1965 results in the following comments.

All access to the site will be via Reisterstown Road, which is presently above its practical capacity. Any increase in density along this section of Reisterstown Road is undesirable and no relief can be expected until after 1970 when the North-western Expressway is built.

The existing zoning can be expected to generate 140 trips per day, while the proposed zoning will generate 390 trips per day.

Eugene J. Clifford
Eugene J. Clifford
County Traffic Engineer

BJC:CRM:nc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James A. Dyer, Chairman
Zoning Advisory Committee
Alvin B. Nebus, Inspector
FROM: **Fire Bureau**

Date: **October 19, 1965**

SUBJECT: **Hathaway Homes, Inc. - 59 Units**
SR/S Chestnut Hill Lane 422' SW of Reisterstown Road
Dist. 4 - 10/13/65

A field inspection conducted by this bureau reveals a deficiency of fire hydrant spacing for the proposed use of property.

It will be necessary to locate a fire hydrant on the public road near the entrance serving apartment development. This is required by the Fire Prevention Code of Baltimore County under Section 26.18 A, B, C, D, E.

Please contact our office for assistance or additional information.

PHR:js

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose
Zoning Commissioner
Mr. George E. Gerveli, Director
FROM: **Office of Planning and Zoning**

Date: **November 8, 1965**

SUBJECT: **Petition #66-127-R. R-10 and R-6 to R.A. Southeast side of Chestnut Hill Lane**
422.68 feet Southwest of Reisterstown Road. Being property of Hathaway Homes, Inc.

4th DISTRICT

HEARING: **Thursday, November 18, 1965. (10:00 A.M.)**

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

In view of the commercial zoning that has been established northeast of the subject property on Reisterstown Road, and the R-6 zoning now established to the southwest, apartment zoning as proposed would provide a means rational land-use transition here.

66-127R

3 Regms

STATE OF MARYLAND }
CITY OF BALTIMORE }

Baltimore County, office of Central
Services

NO A-9

Subscribed and sworn to before me on
October 26, 1965
Verna Helms
Notary Public

ZONING: From R-10 and R-4 to R-A Zone.
LOCATION: Southeast side of Chestnut Hill Lane, 422.55 feet Southwest of Reisterstown Road.
DATE & TIME: Thursday, November 18, 1965 at 10:00 A.M.
PUBLIC HEARING: Room 105, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

TOWSON, MD.,.....October 28....., 1965.....

Cost of Advertisement, \$.....

Reviewed by James E. Ryan
Chairman of
Advisory Committee

BILLED BY: Mining Dept. of Balto. Co.

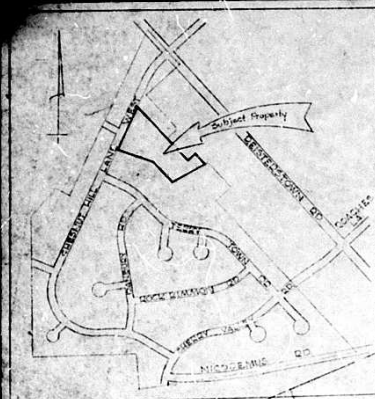
45.76 -

**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.**

BILLED BY: Zoning Dept. of Balto. Co.

50.00

**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.**



VICINITY MAP
Scale: 1" = 500'

HATHAWAY
BLOCK B

HATHAWAY
BLOCK A

HATHAWAY
BLOCK I

MICHAEL PAUL SMITH
R 3 S 1956-220

9-L
500'

DENSITY DATA

AREA OF TRACT 6.2877 Ac.
NET 5.1339 Ac.
GROSS RESIDENTIAL DENSITY @ 16u/ac. 54 UNITS
NET " " @ 10u/ac. 51 UNITS
DEVELOPED ARE UNITS 54
FOOTCOTED ARE UNITS 44
PROPOSED PARKING SPACES 50
EXISTING ZONING R-4

ARROW INVESTMENT Co., INC.
R 3 S 1972-228

ARROW INVESTMENT Co., INC.
R 3 S 4016-512

HAROLD L. ALLGERYER
S 1 B 2100 53

Zoning File #66-127R

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *Al. J. Smith*
DATE: 12/12/66

NOTE:
ENGINEERING IMPROVEMENTS
COVERED UNDER P.W.A. #46504

DEVELOPMENT PLAN
HATHAWAY HOUSE
4TH ELECTION DISTRICT BALTIMORE COUNTY, MD.

Scale 1" = 50'

Nov 12, 1966
Rev Dec 12, 1966

DEVELOPER
HATHAWAY HOUSE, INC.
#335 N. CHARLES ST.
BALTO MD 21202

ENGINEER
MATZ, CHILDS & ASSOCIATES
1400 CROMWELL AVE. BALTO. MD.
TOWSON, MD.

MATZ, CHILDS & ASSOCIATES
1400 CROMWELL AVE. BALTO. MD.
BALTIMORE, MD. 21202



APP. #652-66