

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

xxxxxx we, Morningside Six Partnership, 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 R-A and B-L zone; for the following reasons:

- Error in original zoning, as exemplified by
- Change in the neighborhood, since the adoption of the 4th Election District Land Use 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 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 regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

MORNINGSIDE SIX PARTNERSHIP

Contract purchaser
Address
General Partner
Address

John W. Armiger - Petitioner's Attorney
Address
Protestant's Attorney

200 Padonia Road, East
Cockeysville, Maryland 21030

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of March, 1966, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of May, 1966, at 1:00 o'clock P.M.



Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING

DATE

BY

Authorizing Assistant

RE: PETITION FOR RECLASSIFICATION
5/5 Straw Hat Road 578.57' NE
of Reisterstown Road
14th District
Morningside Six Partnership

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
NO. 66-253-R

The Petitioner's property is divided into two tracts; a tract consisting of 17.6 acres for which RA zoning is sought and a tract consisting of 3.5 acres for which BL zoning is sought. No one appeared in protest at the hearing.

After considering testimony and exhibits, the requested zoning is both reasonable and appropriate and should be granted. Numerous changes in the area were shown to justify granting the petition.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25 day of May, 1966, that the herein described 17.6 acre tract should be and the same is hereby reclassified from an R-10 zone to an RA zone and that the herein described 3.5 acre tract should be and the same is hereby reclassified from an R-10 zone to a BL zone, subject to approval of the site plan by the Office of Planning and Zoning and the Bureau of Public Services.

Edward D. Hildebrand
Deputy Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 6, 1966

FROM: George E. Govellis, Director of Planning

SUBJECT: "Petition #66-253-R. East side of Straw Hat Road 578.57 feet Northeast of Reisterstown Road. Petition for Reclassification from R-10 to R.A. & B.L. Morningside Six Partnership - Petitioners"

4th District

HEARING: Monday, May 16, 1966. (1:00 P.M.)

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

- In the past, the planning staff has resisted certain extensions of apartment zoning in this portion of the Reisterstown Road corridor. It had been hoped that a greater number of tracts in this corridor would be left to meet a need for cottage development. With the reclassification granted under Petition #65-176-R, however, utilization of the subject tract for R-10 development has become, at best, a remote possibility.

The planning staff notes here, for the record, that a significant portion of the apartment zoning created through piecemeal reclassification in this area has resulted in some irrational land use patterning. Pressures for similar piecemeal reclassifications are evident in other areas nearby. If it were possible to "group" petitions, for more desirable patterns of land use, coordinated with other comprehensive planning elements, would be the result.

- We favor the request to rezone a portion of the tract as BL. The BL zone would be entirely within and "fit" the apartment development, and would clearly provide for the establishment of shopping facilities that would be, in effect, "necessary" to the major use of the land.

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

John W. Armiger, Esquire
200 Padonia Road, East
Cockeysville, Maryland 21030

SUBJECT: Reclassification from R-10 to RA and BL for Morningside Six Partnership, located 5/5 Straw Hat Road NE of Reisterstown Road, 14th District (Plan 2, March 1, 1966)

Dear Sir:

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

OFFICE OF PLANNING AND ZONING

1. The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
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THE PLANNING STAFF'S COMMENTS: See attached.

BUREAU OF TRAFFIC ENGINEERING AND PUBLIC PLANNING DIVISION: The alignment of Pleasant Ridge Road does not conform to the established alignment of said road in J. Allen Carriere. The petitioners request should be revised to correct this situation. It is suggested that the petitioners consider contact Mr. Albert V. Gandy, Office of Planning and Zoning and Mr. C. Richard Moore, Bureau of Traffic Engineering prior to revising the plan for re-submission.

COMBINED ADJUDICATION DIVISION: The total number of permitted units for this site appears to be 101 instead of the 764 as indicated on the petitioners plan.

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:

Health Department
State Parks Commission
Industrial Development Division
Board of Education
Buildings Department

Very truly yours,

James S. Hays
Zoning Technician

JSH:ylb

cc: Mr. Charles Brown-Bureau of Engineering
Mr. Alvin Nelson-Bureau of Planning
Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. Albert V. Gandy-Project Planning Division
Mr. James H. Spruett-Administration Division

L. ALAN EVANS & ASSOCIATES

4200 ELSBROD AVENUE - BALTIMORE, MD. 21214 - Hamilton 6-2144
BRANCH - OFFICE - 209 POPLAR STREET - CAMBRIDGE, MD. 21613 - AC 9-2750

January 18, 1966.

DESCRIPTION OF 47.6 ACRES, MORE OR LESS, PARCEL TO BE RECLASSIFIED FROM R-10 ZONE TO RA ZONE AND DESCRIPTION OF 3.5 ACRES, MORE OR LESS, PARCEL TO BE RECLASSIFIED FROM R-10 ZONE TO BL ZONE.

BEHINDING for the same on the east side of Straw Hat Road, 60 feet wide, at a distance of 578.57 feet northerly from the intersection of the southeast side of Straw Hat Road with the northeast side of Reisterstown Road, 66 feet wide, said place of beginning being situate on the second or North 77 degrees 17 minutes East 315 feet line of the first parcel of land which by deed dated April 22, 1960 from Baltimore Federal Savings and Loan Assoc. to Marie A. Binder and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3632 folio 221, 99.44 feet measured reversely along said second line from the end thereof, thence running and binding reversely on a part of said second line, referring all courses of this description to the true meridian as established by the Baltimore County Metropolitan District, North 77 degrees 17 minutes 00 seconds West 215.70 feet to the beginning thereof and to the beginning of the second or North 12 degrees 20 minutes 00 seconds East 334.10 feet line described in a deed dated April 1, 1957 from Philip Drake and wife to Leon J. Panitz, et al and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3130 folio 396, thence binding on said second line of the second hereinmentioned deed North 03 degrees 23 minutes 40 seconds East 334.10 feet to the end thereof and to the beginning of the land which by deed dated April 1, 1957 from the Scranton Realty Company to Leon J. Panitz, et al and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3130 folio 397, thence binding in full on the first through the twelfth courses and in part on the thirteenth course of said third hereinmentioned deed the third.

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Description of 47.6 acres, more or less, parcel to be reclassified

Continued:

following courses and distances, viz: 1) South 76 degrees 14 minutes 55 seconds West 528.00 feet, 2) thence South 53 degrees 11 minutes 10 seconds East 235.00 feet to a point on the northeasterly side of Reisterstown Road, 66 feet wide, 3) thence North 12 degrees 33 minutes 50 seconds West 30.20 feet binding on said Reisterstown Road, 4) thence North 53 degrees 11 minutes 10 seconds East 244.78 feet, thence leaving said Reisterstown Road 5) North 76 degrees 14 minutes 55 seconds East 113.70 feet, 6) thence North 13 degrees 46 minutes 05 seconds West 1564.85 feet, 7) thence North 18 degrees 20 minutes 05 seconds West 87.45 feet, 8) thence North 60 degrees 48 minutes 35 seconds West 41.05 feet, 9) thence North 11 degrees 38 minutes 15 seconds East 69.30 feet, 10) thence North 69 degrees 01 minutes 00 seconds East 1454.50 feet to a point on the westerly side of the Western Maryland Railroad Right of Way, 11) thence South 05 degrees 23 minutes 20 seconds East 723.21 feet binding on said Right of Way, 12) thence South 84 degrees 36 minutes 40 seconds West 15.00 feet binding on said Right of Way, 13) thence South 05 degrees 23 minutes 20 seconds East 860.86 feet binding on said Right of Way, thence leaving said Right of Way and the aforementioned thirteenth line and running for lines of division the four following courses and distances, viz: 1) South 50 degrees 55 minutes 15 seconds West 180.28 feet, 2) thence South 84 degrees 36 minutes 40 seconds West 240.00 feet, 3) thence North 88 degrees 51 minutes 30 seconds West 138.03 feet, 4) thence South 34 degrees 19 minutes 30 seconds West 290.00 feet to a point in the bed of Pleasant Ridge Road proposed 60 feet wide, said point being in line with the northeast side of Straw Hat Road extended, thence South 55 degrees 40 minutes 30 seconds East 84.02 feet leaving the bed of said proposed Pleasant Ridge Road and binding in part on the northeast side of Straw Hat Road to a point of curve, thence still binding on the northeast side of Straw Hat Road the three following courses and distances, viz: 1) southeasterly along a curve to the right having a radius of 430 feet for a distance

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Description of 47.6 acres, more or less, parcel to be reclassified

Continued:

of 377.13 feet being subtended by a chord bearing and distance of South 29 degrees 19 minutes 25 seconds East 363.90 feet, 2) thence South 02 degrees 58 minutes 20 seconds East 68.91 feet and 3) thence southerly by a curve to the right having a radius of 430 feet for a distance of 148.89 feet being subtended by a chord bearing and distance of South 06 degrees 56 minutes 50 seconds West 148.15 feet to the place of beginning. Containing 51.1 acres of land, more or less. Saving and Excepting therefrom a 3.5 acre, more or less, parcel of land to be zoned commercial and which is more fully described as follows: BEGINNING for the same at a point on the northeast side of Pleasant Ridge Road proposed 60 feet wide, at a distance of 410 feet more or less, northeasterly measured along the northwest side of Pleasant Ridge Road as proposed from its intersection with the northeast side of Reisterstown Road, 66 feet wide, said point of beginning being situate 50 feet measured easterly at right angles from the eighth line of the above described parcel, thence running and binding on the northwest side of said Pleasant Ridge Road proposed 60 feet wide, by a curve to the left having a radius of 450 feet more or less for a distance of 540 feet more or less, thence leaving said Pleasant Ridge Road as proposed 60 feet wide and running for lines of division through the above described land of which the parcel now being described is a part, the three following courses and distances, viz: 1) North 25 degrees 45 minutes 00 seconds West 220 feet more or less, 2) thence South 64 degrees 15 minutes West 368 feet more or less to a point distant 50 feet measured easterly at right angles from said eighth line of the above described parcel 3) thence South 13 degrees 46 minutes 05 seconds East 433 feet more or less running parallel to and distant 50 feet measured easterly at right angles from said eighth line to the place of beginning. Containing 3.5 acres of land more or less.

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Description of 3.5 acres, more or less, of land to be reclassified

Continued:

Being part of the above described 51.1 acres, more or less, parcel of land.

The above descriptions have been prepared for zoning purposes only and are not intended to be used for conveyance.



L. Alan Evans

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James A. Dyer - Chairman
TO Zoning Advisory Committee
Alvin B. Nehus, Fire Bureau
FROM Plans Review
Date March 1, 1966

SUBJECT Morningside Six Partnership--District: 4th
E/S Straw Hat Road 578.87' N/E of Reisterstown Road

It will be necessary to indicate location of fire hydrants and the size of water mains. Spacing of fire hydrants for apartment use is 500 feet apart as measured along an improved road and within 300 feet of any dwelling. Water mains exceeding 600 feet in length shall be eight inches in diameter unless looped in accordance with good engineering practices which will furnish the required flow of water for fire fighting purposes.

Please contact this writer, or Capt. Paul H. Reincke, at VA 5-7310, for information or assistance.

ABH/bg

TELEPHONE
935-9000

INVOICE

BALTIMORE COUNTY, MARYLAND

No.38624

DATE 5/1/64

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

To: Harborside Six Partnership
14 Bruce Ave. East
Gutten Mill, Md.

BILLED
BY Billing Dept. of Baltimore Co.

QUANTITY	DEBIT	AMOUNT
Advertising and posting of property 746-253-2		146.25

PAID — Baltimore County, Md. — Office of Finance

5-1866 3052 • 56124 TIP • 19425

4

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.

TELEPHONE 533-3000

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

No. 37684
DATE 4/22/66

To: John Warfield Anigier, Esq.
200 Federal Road East

BILLED BY: zoning Dept. of Baltm. Co.

DEBIT TO ACCOUNT NO. 01-622

QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOU- REMITTANCE	COST
	Petition for Reclassification for Maryland Min Partnership #66-253-2	\$0.00

4-2266 1841 • 37684 TTP-- 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.**

OFFICE OF
THE BALTIMORE COUNTY
COMMUNITY NEWS
THE MFRID - A

COMMUNITY NEWS

THE HERALD - ARGENT

No. 1 Newburg Avenue
CATONSVILLE, MD.

May 2, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Rose, Zoning Commissioner
of Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of ~~these~~ weekly newspapers published in Baltimore County, Maryland, once a week for one the day of May, the same was inserted in the issues of June 1 and 13/64.

THE BALTIMORE COUNTYAN

By Paul J. Morgan
 Editor and Manager L. M.

By Paul J. Morgan
 Editor and Manager L. M.

[illegible]

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 474 Date of Posting: April 30, 1966
 Posted for: Richard Jackson, Leg. R-16 to R.P. & St.
 Petitioner: Henry Lee, Jr., Arkansas
 Location of property: U.S. Hwy. 44 Rte. 228 S.1. NE of Rustington, R.C.
 Location of Sign: U.S. Hwy. 44 Rte. 228 S.1. NE of Rustington, R.C.
2. NW. 1/4 Hwy. 44 NE of Rustington, R.C.
 Remarks: Ownership, no sale of this land.
 Posted by: [Signature] Date of return: May 5, 1966
Signature

John W. Arniger, Esquire
200 Padonia Road, East
Cockeysville, Maryland 21030

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

31th day of MARCH 1964

Petitioner Morningside Six Partnership

Petitioner's Attorney **John W. Arndger**

John W. Arniger, Esquire
200 Padonia Road, East
Cockeysville, Maryland 2103

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

11th day of MARCH, 1964

Petitioner Morningside Six Partnership

Petitioner's Attorney John W. Arwiger

PETITION FOR RECLASSIFICATION

DOMINO: From 5-10 to P.A. and
S.L. Koon.
LOCATION: East side of Birch
Road 574.87 feet northeast of
Rattlesnake Road.
Date & Time: Monday, May 14, 1967
at 1:00 P.M.
PUBLIC HEARING: Room 102, Court
by Office Building, 111 W. Chase
Public Avenue, Tempe, Maricopa

[illegible]

CERTIFICATE OF PUBLICATION

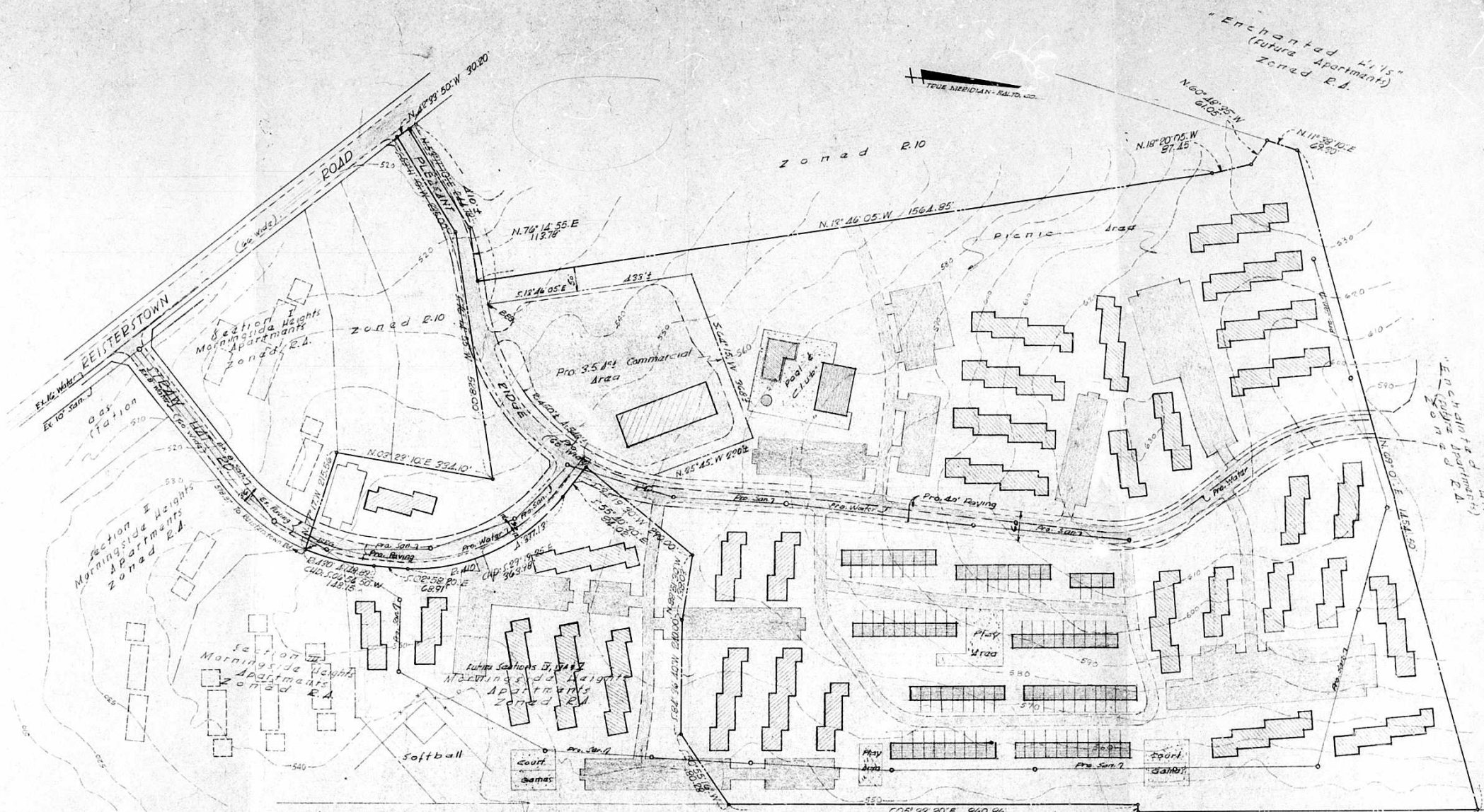
TOWSON, MD.,-----April 28, 1944.

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 a week~~ of 1 time ~~successive weeks~~ before the 16th day of Nov 1966, the first publication appearing on the 28th day of April 1966

THE JEFFERSONIAN

H. Frank Strickland
Manager.

Cost of Advertisement, \$..



NOTES

Present Use - Vacant
 Present Zoning - R.10
 Pro. Zoning - R.10
 Pro. Use - Apartments & Commercial
 Total Area - 51.1±
 Pro. Commercial Area - 3.5±
 Gross Area Pro. R.10 Zone - 47.6±
 Area of Public Use - 8.7±
 Net Area Pro. R.10 Zone - 48.9±
 Pro. Units - 679
 Townhouses - 89
 Total No. of Pro. Units - 768
 Gross Density - 16.0 U/A
 Net Density - 17.4 U/A
 No. Pro. Parking Spaces 761 (4.16) 100%



REVISED PLAN

DATE		REVISION	
11/15/65		1	
SURVEYED BY DATE			
COMPUTED BY DATE			
DRAWN BY DATE			
CHECKED BY DATE			
Dwg. No. 1929			

L. ALAN EVANS
 SURVEYORS & CIVIL ENGINEERS
 4200 ELSBROD AVE. - PHONE NA 8-2144
 BALTIMORE 14, MARYLAND

BRANCH OFFICE -
 9 POPLAR STREET - PHONE AC 8-3380
 CAMBRIDGE, MARYLAND
 ESTATE OF MARYLAND REG. NO. 2822
 DATE NOV. 3, 1965 SCALE 1"=100'