PETITIO OR ZONING RE-CL SAFICATION 166-256R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

TO THE CONSIGNORMAN COMMISSION OF TOOLS TO THE STATE OF THE STATE OF TOOLS TO THE STATE OF THE S to the Zoning Law of Re'timore County, from an R-10, and R-50 RA ...zone; for the following reasons:

> to allow construction of town house and garden type apartments

> > See attached description

and (2) for a Special to ception; under the said 20mbig Law and Zoning Regulations of Baltimore unity X for many their based or of exemple described accompanity X force

Preserv is to be posted and advertised as prescribed by Zoning Regulations

LANDAWE, agree to pay expenses of above re-classification and/or Special Exception advertising, posting etc., upon hing of this petitio, and further agree to and are to be bound by the zoning ons of Baltimore County adouted pursuant to the Zoning Law for Baltimor

FRAMES. NICOLL, JR. Contract purchaser

Manager D. Terregue -Address Printers Nove For a Worker Jo Pay Address Printer Road On the Printer State & Man (1997)

Hallan D. Hell BILLIAM D. WELLS, Petitioner's Attorney Pikasvilla Professional Building J. Church Lane 7 Church Lane Fixesville, Maryland 21208

Protestant's Attorney

NW-11-1

5/17/66

ERFD By The Zoning Commissioner of Baltimore County, this... of xHarstx April 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 through out Baltimore County, that property be posted, and that the public hearing be had before the Zoning ter of Baltimore County in Room 106, County Office Building in Towson, Baltimore ... 196 6, at 1:00 o'clock

County, on the 18th . 10 12 66 AM day of HAY

5/18/60 200

J. Bayard Williams T. BATARD WILLIAMS, JR. T. BATARD WILLIAMS (879-1953

111 - Dandalk, Maryland 21222 January 18, 1967

County Board of Appeals Room 3C1 County Office "iilding Towson, Maryland 21204

Ke: Petition of Margaret D. Tongue, etz. - No. 66-256-R

On behalf of my client, Acumen Corp., I herewith

request you to dismiss the Appeal of my client in the above-designated

Very truly youre. Tout the WILLIAMS, IR.

TBW:ifd

cc: William D. Wells, Esquire

#66-251

PETITION FOR RECLASSIFICATION SEL.2. N/S Dolfield Road 2678 VW-11-I S/W of Campbell Ave. . Margret D. Torque,

Zoning Commissioner

Baltimore County

No. 66-256-R

A 1 111111111111111111111

AMENDED ORDER

The Zoning Commissioner's Order dated May 24, 1966 granted a reclassification of two parcels of land. The granting of the reclas 'fication should have read "Parcel B is reclassified from: R=10 to R-M" and Parcel C "from R-10 and Ar-94 to R-A".

IN THE MATTER OF THE PETITION FOR RECLASSIFICATION FROM R-10 AND R-40 ZONES TO P-A ZONE - N/S DOLFIELD ROAD 2678' WEST CAMPBELL AVENUE, 4TH DISTRICT -MARGARET D. TONGUE,



BEFORE THE NING COMMISSIONER OF

MORE COUNTY

ORDER RECEIVED FOR FILING

DATE

BY

...........

ORDER OF APPEAL

MR. COMMISSIONER:

On behalf of Acumen Corp., Protestant, One Charles Center, Baltimo Maryland 21201, please enter an appeal in the above-mentioned case from the Order of the Commissioner passed herein on the 24th day of May, 1966.

1. Bayard Williams, K., Attorney for Acumen Corp. 6732 Holabird Avenue Dundalk, Maryland 21222 ATwater 2-3450

COLUMN SERVICE #66-256 AMENDED PADER

MCNATAL BULLOO

RE: PETITION FOR RECLASSIFICATION :

From R-II and R-40 Zones to R-A Zone -N/S Dolfield Road 2678' S/N Campbell Ave., 4th District -Kargaret D. Tongue, Patitioner

-

BEFORE

The petitioner requested reclassification of property on the grortnside of Dolfield Road 2678 feet southwest of Campbell Avenue, in the accounth District of Baltimore County, from an R-10 Zone and an R-40 Zone an R-A Zone.

The petitioner has withdrawn that portion of the petition requesting reclassification of all that percel of land shown on the plat designated as Percel 'AM and lying southwest of the proposed Northwestern Expressway.

The potitioner has requested reclassification to 2-A zoning of parcels '8" and 'C" as shown on plat submitted with potition and lying northeast of the proposed Northwestern Expressway.

The petitioner having submitted sufficient proof of various changes in the area the reclassification should be had pertaining to parcels "B" and "C".

The petitioner has withdrawn parcel "A" requested in the subject petition.

List this Add day of Mey, 1966 by the Zoning Commissioner of Baltimore County, 000880 that the herein property or area describe in parcels "19" and "CV. should be and the same is, hereby reclassified from an R-10 Zone and R-00 Zone to an R-0 Zone as shown on Emblishi "M" attention hereto and made a part hereof.

The site plan for the development of sold property to approval of the Bureau of Public Services and the Office of Planning and Zoning.

To remain an R-40 Zone, further OBDERED that the property continued as and to remain an R-40 Zone.

Forming Commissioner of Baltimore County.

ZONING COMMISSIONER

BALTHORE OUNTY No. 66-250

\$66-25 LR

MAP

#4

SEC. 2-C

NW-11-2

RA

SEC. 2.

NW-11-1

RE:PETITION FOR RECLASSIFICATION from R-10 and R-40 zones to R-A zone, N/S Dolfield Road 2678' SW of

REFORE COUNTY BOARD OF APPEALS OF

BALTIMORE COUNTY

.

ORDER OF DISMISSAL

Petition of Margaret D. Tonque for reclassification from an ReiO zone and R-40 zone to an R-A zone, on the north ride of Dolfield Road 2678' southwest of Compbell Avenue, in the 4th District of Baltimore County

Whereas, the Board of Appeals is in receipt of a letter of dismissal of appeal filed January 19, 1967, from the attorney representing the Protestants-Appellants

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 January 19, 1967.

It is hereby ORDERED this January, 1967 that said appeal

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairn W Cilly Barbard

E. BTRONG SHITH AND ASSOCIATE CONSULTING ENGINEERS 201 WEST CHESAPEAKE AVENUE TOWSON MARYLAND 21204 VA 3-7579 - DR 7-5719

\$66-25TR BRING all of that land which by deed dated July 0, 1944 and recorded among the #4Land Records of Raitisone County in Liber R1S 1199 folio 107, was conveyed by
the Thurmont Holding Corporation to Benjamin 1, Tongus and with and also being SEC. 2-C
all of that land which by deed dated becamber 15, 1943 and recorded among the
Land Records of Raitisone County in Liber R1S 1415, folio 319 was conveyed by
David A. Disney to Benjamin 7. Tongus and wite.

ENJINING at a point on the north side of Doifteld Road 2,678 feet southwest of Campbell Avourse said point being the end of the first line in aforementiant deed 5/4/4. Campbell Avourse said point being the end of the first line in aforementiant deed 5/4/4. District of 1349/107; thence leaving said point of beginning and kinding on the second line of 1349/107 forth 00° 40° 57" West 2,498/45. Seet; thence binding on the 3rd and 7th lines of 1349/107 and the lst line of 1415/519 North 76° 03° 13" East - 4347/0 feet; thence binding on the 8th line of 1349/107 south 0° 42′ 57" East - 569,600 feet chance binding on the 9th line of 1349/107 and also binding on the section Six Jorin 79° 03° 48" East - 1645.70 feet thence binding on the 10th through 15th lines of 1349/107 the following six courses and distances;

South 35° 02' 12" East - 250,65 feet × 80uth 55° 38' 00" West - 301,00 feet × North 34° 22' 00" West - 54.50 feet × 80uth 79° 09' 48" West - 828,00 feet × 80uth 26° 41' 00" East - 899.00 feet × 80uth 26° 56' 12" East - 337.15 feet ×

thence binding on the first line of 1349/107 said first line being the north side of Delfield Road South 68° 29° 03° West - 2146.70 feet to the point of beginning. CONTAINING 71.4 Acres of land, more or less.

NOTE: Zoning petition accompanying this description requests reclassification of -11 that land described herein sering and excepting the future right-of-way, if such is acquired, of the Northwestern Expressway.

SUBJECT to Baltimore Gas and Electric Company 66 foot, power line easement.

This description is for zoning purposes only and is not intended to serve for

Reid 1-19-67 9.30am

William D. Fells, Esquire Pikesville Profunctional Building 7 Church Lone rille, Maryland 21208

Bundburg Pickselfbesting Free F-10
med Webb to Ma for
frequent to Tengue, broaded
my Dollfald be Sw of Compbell
two, the Matter of
Time 7, april 19, 1860)

Sear Stre

The Souther / Trinory Complishes has reviewed the subject petition and makes

number of marginal are to such policials from ending shifts intersection of dampell summer. Since the property of the property

PROPERTY PLANTING VISION: This office will review and make any recomment of a

BURNAL OF TRAFFIG BESTEROS HOTE See Strached.

FIRE RESIDENCE PRINTING Jos attented.

The shows oppositing any not intended, by inducate the appropriateness of the spring portion requested, but to assure that all partices are not some only source of plans we problems that may have a beauting on this came. The illustration analysis the party directive of the Article of Thompson of oning will substitute content and on the appropriateness of the request-in maning 10 days before the during four-nationary's heatings.

Health Department Invariant Development Complication Heart of Education Buildings Department State South Commission

Year truly yours.

JED tola

oss Mr. Carlyla Francisco of Taginearing Sylvian Sr. Slbart V. Missys-Project Flanning Sylvian Sr. S. Bichard Moore-Paress of Traffic Segimening in Charles is North-Fire Fureau-Flanc Serview

April 14, 1967

William D. Wells, Rsq., Pikesville Professional Building 7 Church Lane Pikesville, Maryland 21208

Re: Petition for Reclassification N/S Dolfield Road 2678' S/W Campbell Ave., 4th Dist., Margaret D. Tongue, Petitioner - No. 66-256-R

I am attaching an Amended Order, in the above entitled matter, in accordance with the attached.

Zoning Commissioner

cc: T. Bayard Williams, Jr., Esq., 6732 Holabird Avenue andalk, Maryland 21222

The game this to me to file that you still whom the heart of this lite some place in your office - I want spent put

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE E GAVRELL

April 14, 1967

William D. Wells, Esq.,
Pikesville Professional Building
7 Church Lane
Pikesville, Maryland 21208

Re: Petition for Reclassification N/S Dolfield Road 2678' S/W Campbell Ave., 4th Dist. Margaret D. Tongue, Petitioner - No. 66-256-R

Dear Mr. Wells:

I am attaching an Amended Order, in the above entitled matter, in accordance with the attached.

cc: T. Bayard Williams, Jr., Esq., 6732 Holabird Avenue Dundalk, Maryland 21222

#66-256 R

April 14, 1967

William D. Wells, Esq., Pikesville Professional Building 7 Church Lane Pikesville, Maryland 21208

Re: Petition for Reclassification N/S Dolfield Road 2678' S. & Campbell Ave., 4th Dist. Margaret D. Tongue, Petitioner - No. 66-256-R

Dear Mr. Wells:

I am attaching an Amended Order, in the above entitled matter, in accordance with the attached.

Very truly yours

Zoning Commissioner

ec: T. Bayard Williams, Jr., Esq., 6732 Holabird Avenue Dundzik, Maryland 21222

RE: PETITION FOR
RECLASSIFICATION
N/S Dolfield Road 2678'
S/W of Campbell Ave.,
4th District
Margret D, Torgue,
Putitioner

BEFORE

Zening Commissioner

Baltimore County

No. 66-256-R

AMENDED ORDER

The Zozing Commissioner's Order dated May 24, 1966 granted a reclassification of two parcels of Land. The granting of the reclassification shouldness read "Parcels Teclassified from R-20 to R-4" and Parcel C "from R-10 and R-4" to R-4".

Joning Commissioner of

#66-256R MAP #4 SEC. 2-6 NW-11-I April 14. 1967

William D. Wells, Req., Pikesville Professional Building 7 Church Lane Pikesville, Maryland 21208

Re: Petition for Reclassification N/S Dolfield Road 2678' S/W Campbell Avc., 4th Net., Margaret D. Tongue, Petitioner - No. 66-256-R

Dear Mr. Welle.

I um attaching an Amended Order, in the above entitled matter, 'n accordance with the attached.

Zoning Commissioner

cc: T. Bayard Williams, Jr., Esq., 6732 Holabird Avenus Dundalk, Maryland 21222

Parcel B should read from R-20 to R-A Papel C Mould read from R-10 + R-40 & R-A

WELLS DURKEE & ALBERT

May 20, 1965



Mr. John G. Rose, Zoning Commissioner Baltimore County Office of Planning & Zoning County Office Building Towson, Marylari 21204

EZ - Reclassification R-10 and R-40 to RA Application 66-256R Margaret D. Tongue Northside Dolfield Road

Nr. Frank C. Micoll, Jr., Contract Furchaser of the parcel of land subject to the showe petition for reclassification, has requested me to superit to you notice of his intention to without and social re-the above referenced petition for reclassification all that parcel of land shown on the Plat substitute with said petition designed and and and processed of the proposed Horitheeters. Appearancy as shown on the aforeand deswing.

The effect of this request therefore, reduces the requested re-zoning to RA to Parcels B and C as shown on the Plat which lie to the North-east of the proposed Northwestern Exprassway.

I shall await your decision and opinion on this amended petition.

Very truly yours,

WILLIAM D. WELLS

INTER-OFFICE CORRESPONDENCE

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

FROM George E. Gavrelis, Director of Planning

SEC. 2-6 NW-11-

MAP

#66-252R

"Petition for Reclassification from R-10 & R-40 to R.A. Margaret D. Tongue - Petitioner"

HEARING: Wednesday, May 18, 1966. (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition

- 1. In reviewing Petition #66-95-R, we made the following comments:
 - Changes in land we potentials have occurred in the vicinal area since the
 adoption of the Comprehensive Zoning Map in 1957. Substantial amounts
 of apartment zoning have been added to the map. Development has not
 occurred on all of these tracts. From a planning viewpoint, there seems to
 be a plentifued of opartment land in the 4th District.
 - 2. In the immediate area, opartment zoning does exist and development has not occurred. The Planning staff questions the wisdom or priority of creating yet additional opartment soning when the existence private will be sorely pressed to handle additional traffic generated by increased destriles. It is to be noted that improvements in connection with the Northwest Expressway had been delayed for at least another two years.
 - Ordinarily, apartments do make sense as a transitional 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 dead coverants and subsequent amendments to the Zoning Regulations.
- We note that the decision on the petition commented upon above has been challenged and that the case is now before the Board of Appeals.

TELEPHONE 823-3000

BALT 'ORE COUNTY, MAT AND OFFICE OF FINANCE

Ne.37687 DATE 4/22/66

Petition for Reclassification for Hergaret 5. Tongue 50.00 4-2266 1819 1 37687 119-ลกกก

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.

BALTIORE COUNTY, MARY AND OFFICE OF FINANCE

No.38636

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

BILLED toning Dept. of Belto. Co.

	ACCOUNT NO. 01-622	BEMITTANCE	\$68.25
JANTITY	Advertising and posting of preserty for Hargaret 5. Tongue		68,25
	#66-256-R		
	PhD-1	hillione Charles had a - C That all	Shape
	2-2766 5217	• 38636 TrP	6825
	4		

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND WAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON A, MARYLAND LEASE RETURN UPPEP SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#66-252R TO Mr. John G. Rose, Zoning Commissioner Date May 5, 1966 MAP #4 SUBJECT. "Petition #66-256-R. SE1.2-C NW-11-I

HEARING: Wednesday, May 18, 1966. (1:00 P.M.)

planning elements, would be the result."

3. Our comments regarding Petition #66-95-R apply equally to the subject petition Our comments regarding Petition "60-97-8 apply equally to the subject petition: In addition, we believe that the following comman, made with regard to Petition "60-237-8, would also be pertinent: The planning staff notes have, for the record, that a significant portion of the order created through piecemeal reclassification in ./The Resistersions Road corridor/ has resulted in some intotional and use partnering. Pressures for similar piecemeal reclassifications are evident in other cases neceby /The vicinity of the Topogo property." If it were possible to "group perform, of the more desirable portions for more desirable perfect of lead use, coordinated with other comprehensive

The Zoning Commissioner's order regarding Petition \$66-59-R stated, "Basically, The Zoning Commissioner's order regarding Patition ^{20,5} -9:R stated, ⁸Basically, the local government representing all the people corest property, and this is supposed to be done in a comprehensive way after giving due consideration to the past, to the present and to the future. . . . It is highly improper to zone property in Townson and the immediate environs on a piecembal bottom: . . * We believe this same principal to be highly applicable to the victing of the subject property.

TELEPHONE

BALL MORE COUNTY, MALLLAND

No.38700 DATE 6/23/66

KA

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

To: T. Bayard Williams, Jr., Esq., 6732 Holabird Avenue, Baltimore, Maryland 21222

4th District

BILLED
Office of Planning 5 Zoning
119 County Office Bidg.,
Yowson, Maryland 21204

OSIT TO AC	DETACH UPPER BECTION AND RETURN WITH YOUR REM FIANCE	COST
	Cost of appeal - Margarut D. Tongue, 570.00 No. 66-256-R 1 sign 5.00	\$75.00
	PNR-shaketer-const	Entrez
	6-2366 3109 * 38700 TIP-	75.00
	4	

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

TELEPHONE

BALTHORE COUNTY, MARCLAND OFFICE OF FINANCE

No.38698 DATE 6/23/66

on of Collection and Receipt TOWSON MARYLAND 21204

BY 119 County Office Building
Towson, Maryland 21204

EPOSIT TO A	01-622	TOTAL AMOUNT
QUANTITY	PETACH UPPER SECTION AND RETURN WIT I YOUR REMITTANCE	
	Cost of posting property of Isidore Samueison,	\$5.00
	No. 66-209-R	
	FIGURETING CONTROL OF AND	ijantisk
	6-2366 ±167 • 38698 TIP-	5.00
	4	

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

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

day of APR

Petitioner's Attorney William De Hells Reviewed

OFFICE OF THE BALTIMORE COUNTIAN

ZONNG: From B.-10 and R.-40
to 7-A, Zone.
to

public hearing:
Present Zonings: R-10 and

Present Zonkays: 18-10 and Live Prepared Zonkays: 18-10 and Live Prepared Zonkays III.A. All that parcel of land in the Fourth District of Baltimer South District of Baltimer South Baltimer South So

No. 1 Newburg Avenue

CATONSVILLE MD

Uny 2. 1944

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

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One successive weeks/before 1968 , that is to say

the 2nd day of May, the same was inserted in the issues of

April 28, 1966. THE BALTIMORE COUNTIAN

By Paul J. Morgan Editor and Manager A. W . BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 26, 1966 #66-252 R

GEORGE E. GAV

William D. Wells, Isquire Pikesville Professional Building 7 Church Lane Pikesville, Fm. nd 21208

Lear Stri

The above referenced petition is accepted for filing as of the Cate on the emblosed filing certificate. Notice of the hearing date and time which will be held not less than 30 days nor more than 30 days after the date on the filing certificate will be forwarded to you in the near future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 353.

Very truly yours

Date of return /// 5. 1766

JEDavis

CERTIFICATE OF POSTING ZONING DEPARTMENT OF SALTIMORE COUNTY

Date of Posting And
OR K-16 1 K 40 TO KH
H. Gers
Ch. Reb. 24.28 30 of Campo hell live
7.6C 340" 5.0 17 Comp. R.C. T. T.

66-256-R

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

3) TH	
District	Date of Posting July 9, 1966
Posted for Uppial	// // '/
Petitioner: Malgaret D.	Jon gue
Location of property 1/2 Nolfice	ld Ril 2,678' swift Campbell In
Location of Signs: N/3 Mostfula	L. Rd. 3.249 'sw of Comphill are
	<i>l</i>
Remarks:	***************************************
Posted by Signature	Date of return July 19 , 186 5
	. 116

