

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Russell T. Comer, 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 NW-14-I zone; for the following reasons:

1. Changes in the character of the neighborhood
2. Error in the original zoning map

See attached description

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.

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.

Contract purchaser: Wm. M. Comer
Address: Roaches Lane, Baltimore

Petitioner's Attorney: Russell T. Comer
Protestant's Attorney: Wm. M. Comer

Address: Roaches Lane, Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of May, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of June, 1966, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County

ZONING DEPARTMENT

66-272-R
RUSSELL T. COMER, ET AL.
5/5 Roaches Lane 1330 E of Century Avenue
4th

ORDER RECEIVED FOR FILING

DATE 5/2/66
Pursuant to the advertisement, posting of property, and public hearing on the above petition it appearing that by reason of changes in the area

the above Re-classification should be had, and it further appearing that by reason of changes in the area

It IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of May, 1966, that the herein described property or area should be and the same is hereby reclassified, from an R-10 zone to an NW-14-I zone.

DEPUTY Zoning Commissioner of Baltimore County

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of May, 1966, that the above re-classification 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 zone; and/or the Special Exception for changes in the area be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John H. Bosley and Rose Marie Bosley, 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 NW-14-I zone; for the following reasons:

1. Changes in the character of the neighborhood
2. Error in the original zoning 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 changes in the area

Proper y 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.

Contract purchaser: John H. Bosley
Address: Roaches Lane, Baltimore

Petitioner's Attorney: John H. Bosley
Protestant's Attorney: John H. Bosley

Address: Roaches Lane, Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of May, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of June, 1966, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County

ZONING DEPARTMENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 3, 1966

FROM: Leslie H. Graef, Deputy Director of Planning

SUBJECT: Petition #66-272-R, South side of Roaches Lane 1330 feet East of Century Avenue for Re-classification from R-10 to R.A.
Russell A. Comer, et al - Petitioners.

4th District

HEARING: Monday, June 13, 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:

The policy of both the Planning Board and the staff in mapping R.A. zones of this magnitude has been to place them on arterial roads, preferably near community and sometimes neighborhood centers. This policy has been fairly well established by comprehensive zoning maps adopted by the Board to date and by decisions regarding the Composite Guideplan.

The latter document would, in fact, affirm cottage-development zoning for the subject property. The tract is in an out-of-the-way location that does not have the access or environmental qualities that would meet established R.A. zone locational guides. Especially notable is the fact that it is too far from Reisterstown Road and Cherry Hill Road, the two prime arterials in the vicinity.

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

Frank E. Clouse, Inquire
121 N. Washington Avenue
Towson, Maryland 21204

SUBJECT: Re-classification from R-10 to R.A. for Russell T. Comer et al located 1330 Roaches Lane E of Century Avenue, 4th Dist. (Item 2, May 10, 1966)

Dear Sirs:
The Planning Advisory Committee has reviewed the subject petition and makes the following comments:

RECLASSIFICATION: This office will review and make any necessary comments at a later date.

THE SPECIAL-EXCEPTION: See attached comments.

RECLASSIFICATION: See attached comments.
Water - Existing 12" water in Highfalcon Road.
Sewer - Existing 12" sewer along Roaches Lane.
 adequacy of existing utilities to be determined by developer or his engineer.
 Road - The alignment of the proposed road through this site is subject to further study. This road will be developed as a minimum 60' road on a 60' 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 not recommend action 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
Industrial Development Commission
Board of Education
Buildings Department
State Roads Commission
Office of Planning and Zoning

Very truly yours,

James E. Dyer

cc: Mr. C. Richard Brown-Bureau of Traffic Engineering
Mr. Morris-Live Avenue-Plan Review
Mr. Carlisle Brown-Bureau of Engineering

MCA

MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

15.09 ACRE PARCEL LOCATED ON THE SOUTH SIDE OF ROACHES LANE 1330 FEET NORTHEASTERLY FROM THE INTERSECTION OF THE SOUTH SIDE OF ROACHES LANE AND THE EAST SIDE OF CENTURY AVENUE.

PRESENT ZONING R-10

PROPOSED ZONING R-A

Beginning for the same at a point located 1330 feet northeasterly from the intersection of the centerline of Roaches Lane 16 feet wide and the east side of Century Avenue said point being at the end of the first line of a deed dated January 26, 1961 from Charles E. Roach and wife to Jacob Von Gunten and wife and recorded among the land records of Baltimore County in Liber W.J.R. 3807, page 555 running thence and binding on the second thru the seventh lines of said deed (1) S 03° 35' W 173.6 feet, (2) S 88° 19' W 10.0 feet, (3) S 03° 35' W 269.7 feet, (4) S 35° W 145.2 feet, (5) N 73° W 290.0 feet, (6) S 52° 01' W 211.8 feet to the end of said seventh line thence in a southeasterly direction (7) 915 feet more or less thence in a northeasterly direction (8) 660 feet more or less to point in the westerly outline of "Suburbia" as shown on Section 4 Plat 3 Sheet 2 as recorded among the Land Records of Baltimore County in Plat Book R.R.G. 30, Page 84 thence still binding

Leslie Matz, P.E.
John C. Childs, L.S.
Associates
George W. Busby, L.S.
Robert W. Cress, P.E.
Leonard M. Glass, P.E.
Norman P. Harman, P.E.
Paul Lee, R.E.
Paul S. Stratton

66-272-R
MAP #4
SER. 2-D
NW-14-I
RA
5/2/66

MCA

MATZ, CHILDS & ASSOCIATES, INC.

on a part of said westerly outline (9) northerly 536 feet more or less to the center line of Roaches Lane extended, thence binding on said center line and reversely on the sixth and fifth lines of a deed dated July 2, 1963 from Fred R. Frey and wife to John H. Bosley and wife as recorded among the aforementioned land records in Liber R.R.G. 4164, Page 518 (10) westerly 676 feet more or less to the place of beginning.

Containing 15.09 acres of land.

J.O. #65052

ELG:jlm

4/21/66

66-272-R
MAP #4
SER. 2-D
NW-14-I
RA
5/2/66

INTER-OFFICE CORRESPONDENCE

BUREAU OF TRAFFIC ENGINEERING

Baltimore County, Maryland

Towson, Maryland 21204

Date: May 16, 1966

TO: Mr. James E. Dyer

FROM: Eugene J. Clifford

SUBJECT: Item 2 - ZAC - May 10, 1966
South side of Roaches Lane - Northeast of Century Avenue

Review of the subject plat dated August 12, 1965 results in the following comments.

The proposed 236 apartments can be expected to generate 1700 trips per day; whereas if the land is developed as presently zoned, it will generate 430 trips per day.

Roaches Lane presently exists as an 11' pavement with no plans for improvement because of its poor intersection with Reisterstown Road.

Highfalcon Road is a developer's road; therefore the construction date of the road cannot be determined. It is planned as a 48' road on a 70' right of way.

Reisterstown Road is the only major access to this site, and this arterial road is above practical capacity at this time. The practical capacity is 1800 vehicles/hr. with a possible capacity of 2200 vehicles/hr.

Eugene J. Clifford
County Traffic Engineer

SJC:CRM:mr

cc: James P. S. Devereux

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James A. Dyer, Chairman
TO: Zoning Advisory Committee
Lt. Charles P. Morris, Jr., Plans Review
FROM: Baltimore County Fire Bureau

Date: May 10, 1966

SUBJECT: Property Owner: Russell T. Corner, et al.
Location: 3/2 Roaches Lane, NE of Century Ave.
District: 4th
Present Zoning: R-10
Proposed Zoning: RA-Apartment

It will be necessary to indicate location of fire hydrants for apartments use in 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. Reinecke.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 47TH Date of Posting: May 28, 1966
Posted for: *Relocation from R-10 to RA-A*
Petitioner: *Russell T. Corner, et al.*
Location of property: *3/2 Roaches Lane 1335 E of Century Ave.*
Location of Signs: *3/2 Roaches Lane 1335 E of Century Ave. 75 South on E of Century Ave. 1335 E of Century Ave. 1335 E of Century Ave. 1335 E of Century Ave.*
Remarks: *4 Signs 2-20 High School Rd.*
Posted by: *J. G. Foss* Date of return: *June 2, 1966*
Signature: *4 Signs*

BALTIMORE COUNTY, MARYLAND		INVOICE	
OFFICE OF FINANCE		No. 42235	
Division of Collection and Receipts		DATE 11/7/66	
COURT HOUSE		TOWSON, MARYLAND 21204	
To: <i>Robert Forsythe and Company, Inc., 811 Washington, E. Calverton, Md.</i>		Billed: <i>177 Zoning Dept. of Baltimore Co.</i>	
REPORT TO ACCOUNT NO. 66-272-2		TOTAL AMOUNT DUE \$71.00	
QUANTITY	REMARKS (UPPER SECTION AND RETURN WITH YOUR REMITTANCE)	COST	
1	Advertising and posting of property for Russell T. Corner, et al.	70.00	
1	66-272-2	1.00	
11-766 1233 * 42235 66-		71.00	

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.

BALTIMORE COUNTY, MARYLAND		INVOICE	
OFFICE OF FINANCE		No. 38628	
Division of Collection and Receipts		DATE 5/28/66	
COURT HOUSE		TOWSON, MARYLAND 21204	
To: <i>Frank E. Glone, Esq., 121 W. Susquehanna Ave., Towson, Md. 21204</i>		Billed: <i>177 Zoning Dept. of Baltimore Co.</i>	
REPORT TO ACCOUNT NO. 66-272-2		TOTAL AMOUNT DUE \$0.00	
QUANTITY	REMARKS (UPPER SECTION AND RETURN WITH YOUR REMITTANCE)	COST	
1	Petition for Relocation from R-10 to RA-A	0.00	
1	66-272-2	0.00	
5-2866 1233 * 38628 66-		0.00	

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.

Frank E. Glone, Esquire
121 W. Susquehanna Avenue
Towson, Maryland 21204

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
10TH day of MAY, 1966.

J. G. Foss
Zoning Commissioner

Petitioner: *Russell T. Corner et al.*
Petitioner's Attorney: *Frank E. Glone* Reviewed by: *James E. Hays*
Chairman of Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD, May 24, 1966.

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 for the first publication appearing on the 24th day of May, 1966.

THE JEFFERSONIAN
L. Leach, Jr.
Manager.

Cost of Advertisement, \$

OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Columbia, Md.

No. 1 Newburg Avenue CATONSVILLE, MD.

May 31, 1966

THIS IS TO CERTIFY, that the annexed advertisement of John W. Hays, Zoning Commissioner of Baltimore Co. was

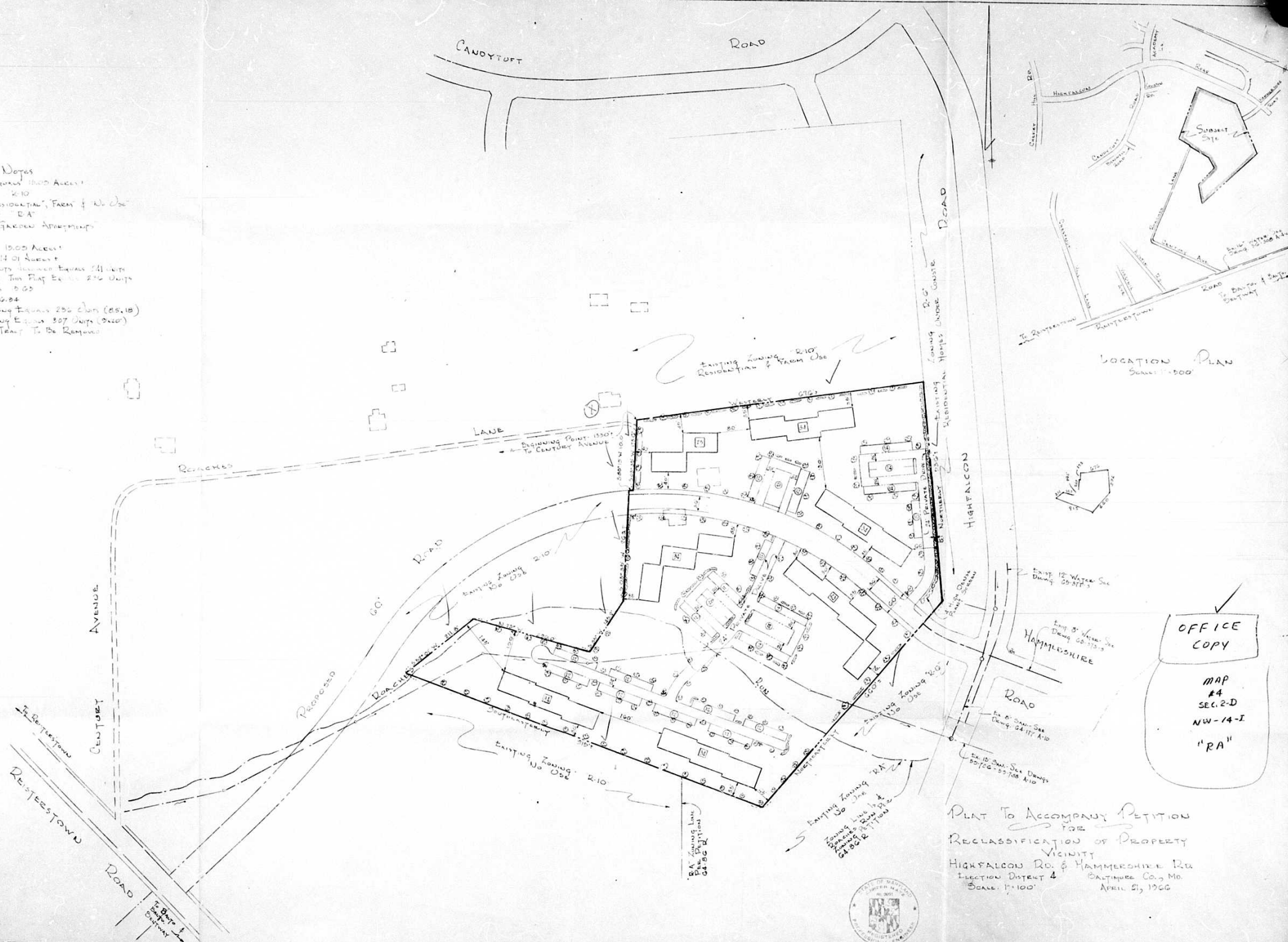
was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the 31st day of May, 1966, that is to say the same was inserted in the issues of

May 26, 1966.

THE BALTIMORE COUNTIAN

By: *Paul J. Morgan*
Editor and Manager

1. Total Acreage of Tenet Equals 1940 Acres
2. Existing Zoning of Tenet = R-10
3. Existing Use of Tenet = "RESIDENTIAL", FARM & No Use
4. Proposed Zoning of Tenet = "R-A"
5. Proposed Use of Tenet = "GARDEN APARTMENTS"
6. Density Calculations:
 - a. Gross Acreage Equals 1940 Acres
 - b. Net Acreage Equals 14.01 Acres
 - c. Number of Apartments Allowed Equals 24 Units
 - d. Number of Apartments This Plan Equals 24 Units
 - e. Gross Density Equals 0.03
 - f. Net Density Equals 1.68
7. Required Off-street Parking Equals 256 Cars (0.5.1b)
8. Proposed Off-street Parking Equals 307 Units (0.5d)
9. Existing Structures On Tenet To Be Removed



OFFICE
COPY

MAP
#4
SEC. 2-D
NW-14-I
"RA"

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
HIGHLAND RD. & HAMMERSHIRE RD.
SECTION DISTRICT 4 BALTIMORE CO., MD.
SCALE 1"=100'
APRIL 25, 1966

