

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, J. Gordon Marriott, his wife, and Charles L. Burke, Jr. owners of the property situated 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-6 zone to an RA zone; and (2) for the following reasons:

Genuine change in conditions and an error in original zoning.

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 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.

John W. Feldman
Contract purchaser
Address: 2441 Maryland Avenue
Baltimore, Maryland 21218
Petitioner's Attorney
Address: 607 Loyola Federal Building
Towson, Md. 21204

J. Gordon Marriott
Owner
Address: 111 W. Chesapeake Avenue
Towson, Md. 21204
Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th 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 20th day of June, 1966, at 10:30 o'clock

A.M.
Zoning Commissioner of Baltimore County

(over)

PETITION FOR RECLASSIFICATION 2nd DISTRICT

ZONING: From R-6 to RA, Zone.

LOCATION: Northwest side of Proposed Rolling Road 1487 feet, more or less from Harriett Lane.

DATE & TIME: MONDAY, JUNE 20, 1966 at 10:30 A.M.

PUBLIC HEARING: Room 106, 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:

Present Zoning: R-6
Proposed Zoning: RA

All that parcel of land in the Second District of Baltimore County

Being the property of J. Gordon Harriett, et al as shown on plat plan filed with the Zoning Department.

Hearing Dates: Monday, June 20, 1966 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
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 change in the character of the neighborhood

the above reclassification should be had; and it further appearing that no Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20 day of June, 1966, that the herein described property or area should be and the same is hereby reclassified; from an R-6 zone to an RA zone; and that the above described property or area be and the same is hereby DENIED 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.

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

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 20 day of June, 1966, 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-6 zone; and/or the Special Exception for no and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

Lester Matz, P.E.
John C. Childs, L.S.
Associates
George W. Blahy, L.S.
Robert W. Glaser, P.E.
Leonard W. Glaser, P.E.
Norman F. Harman, L.S.
Paul Lee, P.E.
Paul S. Smeton

DESCRIPTION

14.44 ACRE PARCEL LOCATED ON THE NORTHEAST SIDE OF
LIBERTY ROAD AND THE NORTHWEST SIDE OF MARRIOTT LANE,
SECOND ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND.

PRESENT ZONING R-6

PROPOSED ZONING R-A

Beginning for the same at a point N 42° W 1487 feet more or less from a point on the southeast side of Marriotts Lane, said point being 150 feet more or less northeasterly from the intersection of the north-west side of Marriotts Lane 15 feet wide and the northeast side of Liberty Road 66 feet wide, said point of beginning being at the end of the first line of a deed dated December 30, 1952 from Lillian A. Kelly to J. Gordon Marriott and wife and Recorded among the Land Records of Baltimore County in Liber G. L. B. 2229, page 172 thence binding on the second line of said aforementioned deed and reversely on all of the fifth line of a deed dated February 25, 1957 from Lillian A. Kelly to Agnes Virginia Lettner and others and recorded among the aforementioned Land Records in Liber G. L. P. 3112, page 235, (1) N 45° E 1069 feet thence binding reversely on a part of the fourth line of the last mentioned deed (2) S 43° E 566, 7 feet, thence leaving said fourth line for the six following courses and distances (3) S 45° W 758.3 feet, (4) N 43° W

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Investigations • Reports

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 8-800

GEORGE E. GAVNELLO
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

W. Lee Harrison, Esquire
607 Loyola Federal Building
Towson, Maryland 21204

RE: J. Gordon Harriett
(Item 3, May 17, 1966)

Dear Sir:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time which will be held not less than 30 days nor more than 90 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,

James S. Rose
Zoning Technician

JGR/bs

W. Lee Harrison, Esquire
607 Loyola Federal Building
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
17 day of MAY, 1966.

John G. Rose
Zoning Commissioner

Petitioner J. Gordon Harriett
Petitioner's Attorney W. Lee Harrison

Reviewed by James S. Rose
Chairman of
Advisory Committee

MCA
MATZ, CHILDS & ASSOCIATES, INC.

- 2 -

20.00 feet, (5) S 45° W 160 feet more or less to the end of the fourth line of the first described parcel of land thence binding on a part of the fifth line of said first described parcel (6) S 42° E 50 feet more or less to point in the center of the Rolling Road as proposed to be laid out 60 feet wide, thence binding on said center line (7) southwesterly by a curve to the left having a radius of 498.12 feet and an arc length of 162 feet more or less to intersect the first line of the first described parcel of land, thence binding on the said first line, (8) N 42° W 675 feet more or less to the place of beginning.

Containing 14.44 acres of land more or less.

J.O. #66063

ELG:jlm

4/27/66



June 16, 1966

W. Lee Harrison, Esq.
607 Loyola Federal Building
Towson, Md. 21204

Re: Petition for Reclassification for J. Gordon Harriett #66-277-R

Dear Sir:

This is to advise you that \$64.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 121, County Office Building, before the hearing.

Yours very truly,

John G. Rose
ZONING COMMISSIONER

JGR/bs

June 18, 1966
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Reclassification from R-6 to RA
for J. Gordon Marriott, located
1467' from a point on the N/S of
Marriotts Lane 1500' W. of
Liberty Road, 2nd District
(Item 5, May 17, 1966)

Dear Sir:

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

REVIEW OF TRAFFIC ENGINEERING: This Bureau will comment at a later date.

PLANNING: See attached comments.

REVIEW OF ENGINEERING:

Water - Existing 12" sewer as indicated on the submitted plan.
Water - Existing 12" water in Rolling Road.
Adequacy of existing utilities to be determined by developer or his engineers.
Road - Access to this site is not adequate to accommodate the traffic generated by the addition of 231 apartment units in the area. Rolling Road is to be improved as a minimum 60' wide on a 70' right of way.
Storm Drain - A large side channel storm drain system would be required through this site in order to accomplish development as indicated on the submitted 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 all - 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 15 days before the Zoning Commission's hearing.

The following persons had no comment to offer:

Health Department
Industrial Development Commission
Board of Education
Business Department
State Roads Commission
Office of Planning and Zoning

Very truly yours,
James E. Hays
John G. Rose, Principal
Zoning Commissioner

JRH/da

cc: Mr. C. Richard Moore-Bureau of Traffic Engineering
Mr. C. Richard Moore-Bureau of Engineering
Mr. Morris-Live Bureau

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 8-2000

June 20, 1966

George E. Gavrielis
DIRECTOR

John G. Rose
ZONING COMMISSIONER

V. Lee Harrison, Esquire
677 Loyola Federal Building
Towson, Maryland 21204

RE: Petition for Reclassification
N/S Proposed Rolling Road 1467'
from Marriotts Lane - 2nd District
J. Gordon Marriott, et al
NO. 66-277-R

Dear Mr. Harrison:

I have this date passed my
Order granting the above petition for Reclassification from an
R-6 zone to an RA zone, subject to approval of the site plan by
the Bureau of Public Services and the Office of Planning and Zoning.

Very truly yours,
EDWARD D. HANCOCK
Deputy Zoning Commissioner

EDH/jdr

66-277R
MPP
2-B
WESTERN
AREA
RA

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 8-2000

June 14, 1966

George E. Gavrielis
DIRECTOR

John G. Rose
ZONING COMMISSIONER

W. Lee Harrison, Esq.,
Loyola Building
Towson, Maryland 21204

Dear Mr. Harrison:

Re: Petition for Reclassification
N/S Side Proposed Rolling Road
1467' from Marriotts Lane
J. Gordon Marriott, et al
No. 66-277-R

The enclosed memorandum is sent to you in compliance with
Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject
matter must be directed to the Director of Planning and Zoning
(or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify,
it will be necessary for you to summons him through the Sheriff's
Office.

Yours very truly,
JOHN G. ROSE
ZONING COMMISSIONER

JRH/da

Encls:

66-277R
MPP
2-B
WESTERN
AREA
RA

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 10, 1966

FROM: George E. Gavrielis, Director of Planning

SUBJECT: Petition #66-277-R. Northwest side of Proposed Rolling Road 1467 feet from Marriotts Lane. Petition for Reclassification from R-6 to RA. J. Gordon Marriott, et al - Petitioners.

2nd District

HEARING: Monday, June 20, 1966. (10:30 A.M.)

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

Reclassification for apartment zoning is also being sought for a parcel of land adjacent to the subject site on the northeast, under Petition #66A-180-R. In commenting upon that petition we said, among other things, "Apartment zoning here would result in an imbalance of land use in the area. It must be kept in mind that, while RA zoning would permit cottage development, it would be far more likely - to undertake the matter - to subdivide such development. Yet, the master plan for the Western Planning Area provided for public facilities appropriate to the kind of development that would be expected as a result of the zoning established or affirmed by the adopted Comprehensive RA-zoning Map. If apartment zoning is continually established where single-family housing was planned for, where is the single-family housing to go? The answer is that new single-family areas will have to be planned, and new commitments for public facilities will have to be made. The time, effort, and money spent on earlier planning and capital projects in large measure will have been wasted. ... We are all too aware of the fact that planning must adjust to changing needs. But the need for single-family housing is still very much with us. And we do not believe that piecemeal reclassifications gradually changing the entire concept and emphasis of a master plan constitute an adjustment to changing needs; they are, rather, a negation of the planning process."

We believe that the above comment is equally valid as applied to the subject request.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 10, 1966

FROM: George E. Gavrielis, Director of Planning

SUBJECT: Petition #66-277-R. Northwest side of Proposed Rolling Road 1467 feet from Marriotts Lane. Petition for Reclassification from R-6 to RA. J. Gordon Marriott, et al - Petitioners.

2nd District

HEARING: Monday, June 20, 1966. (10:30 A.M.)

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Reclassification for apartment zoning is also being sought for a parcel of land adjacent to the subject site on the northeast, under Petition #66A-180-R. In commenting upon that petition we said, among other things, "Apartment zoning here would result in an imbalance of land use in the area. It must be kept in mind that, while RA zoning would permit cottage development, it would be far more likely - to undertake the matter - to subdivide such development. Yet, the master plan for the Western Planning Area provided for public facilities appropriate to the kind of development that would be expected as a result of the zoning established or affirmed by the adopted Comprehensive RA-zoning Map. If apartment zoning is continually established where single-family housing was planned for, where is the single-family housing to go? The answer is that new single-family areas will have to be planned, and new commitments for public facilities will have to be made. The time, effort, and money spent on earlier planning and capital projects in large measure will have been wasted. ... We are all too aware of the fact that planning must adjust to changing needs. But the need for single-family housing is still very much with us. And we do not believe that piecemeal reclassifications gradually changing the entire concept and emphasis of a master plan constitute an adjustment to changing needs; they are, rather, a negation of the planning process."

We believe that the above comment is equally valid as applied to the subject request.

65-289 RX Property of John Euler, et al
NE/S of Eulerdale Drive - 155' NE of Langheir Road.
30.1 Acres from R-6 to R.A. and S.E. for Elevator Apartment Building.
Denied by Deputy Zoning Commissioner on the 19th of April, 1965.
Granted by Board of Appeals on the 18th of March, 1966.
No Appeal.

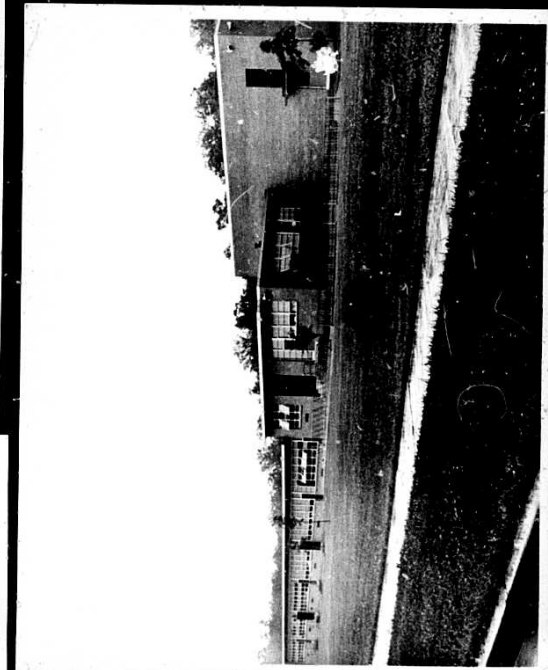
5747 Property of Leon Crane
W/S of Scotts Level Road
1110' from the N/S of Millard Mill Road
From R-6 to R.A.
Granted by Zoning Commissioner - January 29, 1963
Granted by Board of Appeals - February 4, 1964
Final Order from Circuit Court - October 14, 1965

5608 Property of Albert Kenwisch
S/S Old Court Road - 200' W. of Southgreen Road
From B.L. and B.R. to R.A.
Granted by Zoning Commissioner - 21st of August, 1962
Granted by Board of Appeals - 19th of February, 1963

63-148 Property of Robert Pierpoint
SE corner of Rolling and Liberty Roads
From R.A. to B.L. zone
Granted on the 9th of December, 1963
No Appeal

65-191 Is a S.E. for case 63-148 for service station.
Granted on the 5th of March, 1965.

66-277R

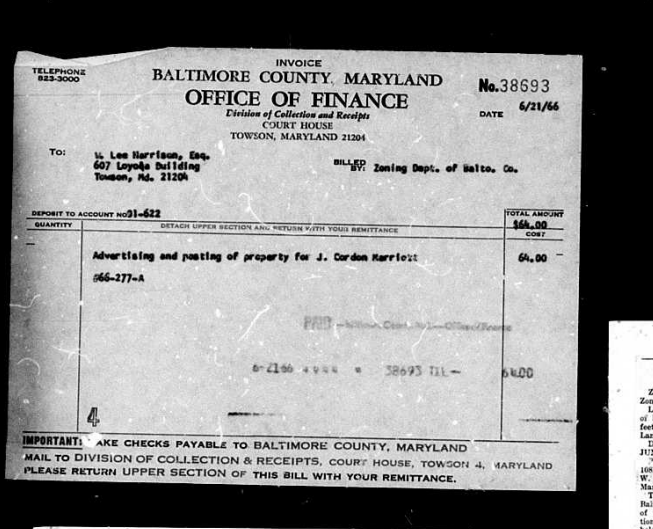




65-127XA S.E. for offices next to 65-374

✓
#66-277R

TELEPHONE BR-24000	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204	No. 38647 DATE 5/21/66
TO: Mr. Leo Harkness, Esq. 607 Legatt Mason Building Towson, Md. 21204	m-1 Zoning Dept. of Balt. Co.	
SHOWN TO ACCOUNT NO. 01-432 COUNTY	CHECKS DEPOSITS RECEIPTS AND RETURN WITH YOUR BALTIMORE TOTAL AMOUNT \$54.00 PAID BY CASH \$0.00	-
66-37-4	Paid for Regt. Attention for J. Gordon Harkness 5-21-66 1464 • 38647 717- 5.000	54.00 -
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND PAID TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.		

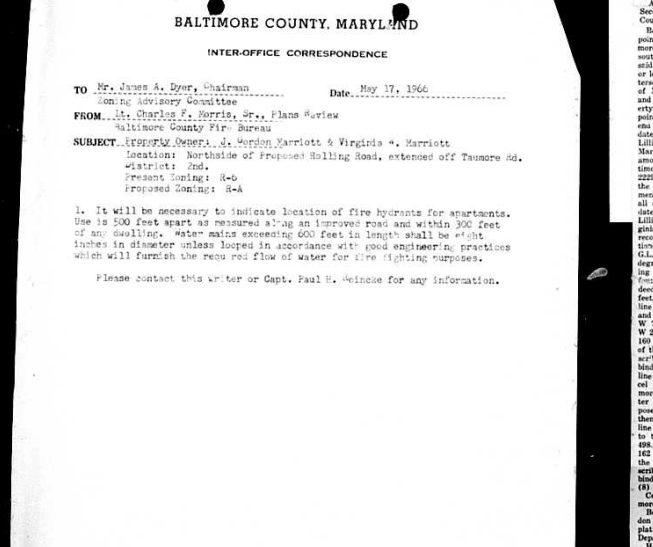


TELEPHONE 823-3000	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204	No. 86693 DATE 6/21/66
TO: W. Lee Harrison, Esq. 607 Loyola Building Towson, Md. 21204	BILLED BY: Zoning Dept. of Balto. Co.	
DEPOSIT TO ACCOUNT NO 91-622		TOTAL AMOUNT \$66.00
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COW#
Adverting and posting of property for J. Gordon Harriott 666-277-A		66.00
6-2166 4984 * 38693 TIL - 66.00		
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.		

EXHIBIT

OFFICE OF
THE BALTIMORE COUNTEAN

PETITION FOR RECLASSIFICATION 2ND DISTRICT ZONING: From R-6 to R.A. Zone. LOCATION: Northwest side of Proposed Rolling Road 1487 feet, more or less from Marietta Lane. DATE & TIME, MONDAY, JUNE 25, 1966 at 10:30 A.M. "PUBLIC HEARING: Room 106, County Office Building, 111 W. Casapenko Avenue, Towson, Maryland. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regula- tions of Baltimore County, will hold a public hearing: Present Zoning: R-6 Proposed Zoning: R.A. All that parcel of land in the Second District of Baltimore County. Beginning for the same at a point 22 degrees W. 1487 feet more or less from a point on the northwest side of Marietta Lane said point being 450 feet more or less northwesterly from the intersection of the northwest side of Marietta Lane 15 feet wide and the northeast side of Li- berty Road 66 feet wide, said point of beginning being at the ends of the first line of a deed dated December 30, 1955, be- tween Lillian A. Kelly to J. Gordon Harriett and wife and recorded among the Land Records of Bal- timore County in Liber G.L.R. 229, page 72 thence being and the second line of said ad- ditional deed and record.	THE COMMUNITY NEWS Rosedown, Md No. 1 Newburg Avenue THE HERALD - ARGUS Catonville, Md. CATONVILLE, MD.	June 6, 1966. THIS IS TO CERTIFY, that the annexed advertisement of John G. Hawn, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Mary- land, once a week for One successive weeks before the 6th day of June, 1966, that is to sa: June 2, 1966. THE BALTIMORE COUNTEAN By <i>Paul J. Morgan</i> Editor and Manager
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[illegible]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. James A. Dyer, Chairman
Zoning Advisory Committee

FROM Mr. Charles F. Morris, Jr., Plans Review
Baltimore County Fire Bureau

DATE May 17, 1966

SUBJECT PROPERTY LOCATED AT Gordon Harriott & Virginia A. Harriott
Location: Northside of Proposed Rolling Road, extended off Tumore Rd.
District: 2nd.
Present Zoning: R-6
Proposed Zoning: R-4

1. It will be necessary to indicate location of fire hydrants for apartments. 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 48 inch 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 B. Heinicke for any information.

66-277 R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2ND Date of Posting June 2, 1966

Posted for: Relocation from R-1 to RA

Peitioner: J. Edgar Murrell, Inc.

Location of property: 4000 Popow Rd. Belting Rd. 14527 from Murrells Rd.

Location of Sign: 2 1/2 mi. Popow Rd. 1/2 mi. north of intersection of
Rd 935, 1/4 mi. NW of Popow Rd. 1/2 mi. 75' North of intersection

Remarks: _____

Posted by: [Signature] Date of return: June 9, 1966

Signature

2 signs

