

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

- I, or we, the legal owner(s) 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 (Residential) zone to an R-A (Apartment) zone; for the following reasons:
1. The character of zoning in the immediate vicinity of the subject property has evolved into a commercial-apartment-type usage.
  2. The highest and best use for the property in its present state is R-A zoning.
  3. For such other reasons as may be advanced at a hearing on this cause.

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. For 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.

**Howard J. Salvo**  
Contract purchaser  
Salvatore Salvo Legal Owners  
Address: c/o John W. Hession, III  
117 Allegheny Avenue  
Towson, Maryland 21204

**John W. Hession, III**  
Petitioner's Attorney  
Address: 117 Allegheny Avenue, Towson 4, Md.

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of July, 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 101, County Office Building in Towson, Baltimore County, on the 7th day of July, 1966, at 2:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of, RECLASSIFICATION, An. 109. A22A

the above Reclassification should be had, and it is further appearing that by reason of

a Special Exception form, RECLASSIFICATION is granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of July, 1966, that the herein described property or area should be and the same is hereby reclassified; from a R-6 zone to an R-A zone, and/or a Special Exception form, RECLASSIFICATION is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and Office of Planning and Zoning.

DEPUTY **Edward D. Hordley**  
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 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 7th day of July, 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-6 zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

State Registered  
Master ASCE  
NSPE  
MSS

DAVID W. FOHNER  
Consulting Engineer  
Land Surveying - Site Planning  
114 W. 234 Street  
Baltimore, MD 21218

April 25, 1966.

DESCRIPTION OF R-6 AREA TO BE RE-ZONED TO R-A AREA, MARLYN AVENUE,  
18th DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point in the center line of Marlyn Avenue, said point being approximately 8 feet Northerly from the South side of Silver Avenue, and running thence and binding on the center line of Marlyn Avenue, and referring the courses of this description to the Baltimore County Grid Meridian, South 12 Degrees 38 Minutes 00 Seconds East 100.00 feet to the land presently zoned E Commercial, thence leaving the center line of Marlyn Avenue and binding on said Commercial land the two following courses and distances: North 76 Degrees 23 Minutes 00 Seconds East 215.00 feet and South 12 Degrees 38 Minutes 00 Seconds East 200.00 feet, and running thence North 76 Degrees 23 Minutes 00 Seconds East 100.00 feet, North 76 Degrees 23 Minutes 00 Seconds East 716.08 feet, and North 46 Degrees 53 Minutes 00 Seconds West 358.76 feet to the land presently developed into garden type apartments (Marlyn Gardens Apartments), and running thence and binding on said last-mentioned land the two following courses and distances: South 76 Degrees 23 Minutes 00 Seconds West 585.92 feet and North 13 Degrees 37 Minutes 00 Seconds West 99.99

Page 2.

April 25, 1966.

feet, and running thence South 76 Degrees 23 Minutes 00 Seconds West 418.29 feet to the place of beginning.  
Containing a gross area of 6.43 acres more or less, and a net area of 618 acres more or less.



ES:LS:

TELEPHONE  
823-3000

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

No. 39451

DATE 6/9/66

TO: **Salvo Nurseries**  
111 S. Marlyn Ave.  
Baltimore, Md. 21221

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Advertising and posting of property  
67-8-R

TOTAL AMOUNT  
\$59.40

COST

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  
823-3000

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

No. 38684

DATE 6/9/66

TO: **Hess, Baskin & Pizoran**  
117 Allegheny Ave.  
Towson, Md. 21204

BILLED BY: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

Petition for Reclassification from R-6 to R-A

TOTAL AMOUNT  
\$50.00

COST

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 OFFICE OF PLANNING AND ZONING

June 9, 1966

COUNTY OFFICE BUILDING  
111 W. CONNERSVILLE AVE.  
TOWSON, MD. 21204

GEORGE E. GAVELIN  
DIRECTOR  
JOHN G. ROSE  
ZONING COMMISSIONER

John W. Hession, III, Esquire  
117 Allegheny Avenue  
Baltimore, Maryland 21204

RE: Reclassification from R-6 to R-A  
for Howard J. Salvo, located  
107/8 Marlyn Avenue S. of Silver  
Avenue, 18th District  
(Ten 5, May 28, 1966)

Dear Sir:

A document to Zoning Advisory Committee comments of May 24, 1966.

### BUREAU OF ENGINEERING

Water - Existing 10" water in Garden Drive. Existing 10" water in Marlyn Ave.  
Sewer - Existing 27" sewer in Garden Drive. Existing 27" sewer in Marlyn Ave.  
Adequacy of existing utilities to be determined by developer or his engineer.  
Road - Marlyn Avenue is to be developed as a minimum 10' 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 submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

Very truly yours,

**James S. Nye**  
Principal Zoning Technician

JBN:la

cc: Mr. Carlyle Brown-Bureau of Engineering

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

June 9, 1966

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Very truly yours,

**James S. Nye**  
Principal Zoning Technician

JBN:la

cc: Mr. Carlyle Brown-Bureau of Engineering

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

June 8, 1966

COUNTY OFFICE BUILDING  
111 W. CONNERSVILLE AVE.  
TOWSON, MD. 21204

GEORGE E. GAVELIN  
DIRECTOR  
JOHN G. ROSE  
ZONING COMMISSIONER

John W. Hession, III, Esquire  
117 Allegheny Avenue  
Baltimore, Maryland 21204

RE: Reclassification from R-6 to R-A  
for Howard J. Salvo, located  
107/8 Marlyn Avenue S. of Silver  
Avenue, 18th District  
(Ten 5, May 28, 1966)

Dear Sir:

A document to Zoning Advisory Committee comments of May 24, 1966.

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Very truly yours,

**James S. Nye**  
Principal Zoning Technician

JBN:la

cc: Mr. Carlyle Brown-Bureau of Engineering

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

2678R  
District: 15th  
Posted for: Hearing Thursday, July 7-66 AT 2:00 P.M.  
Petitioner: Howard J. Salvo  
Location of property: 675 Marilyn Avenue E. of Silver Avenue  
Location of Sign: P. 1 on lot 12, facing Silver Avenue  
Remarks: Sign facing Marilyn Avenue, P. on Harbor Lane  
P. on the Charles & Gordon St. at the intersection  
Posted by: [Signature]  
Date of return: 6-23-66  
of Gordon St. 2 mi back of the Govt. on Harbor St.  
the Marilyn Gordon got.

**PETITION FOR RECLASSIFICATION**  
15th DISTRICT  
Zoning: From R-6 to R.A.  
LOCATION: East side of Marilyn Avenue approximately 8 feet South of Silver Avenue.  
DATE & TIME: THURSDAY, JULY 7, 1966 at 2:00 P.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 on the following:  
Petitioner: Howard J. Salvo  
Proposed Zoning: R.A.  
All parcel of land in the Fifteenth District of Baltimore County.  
Beginning for the same at a point in the center line of Marilyn Avenue, said point being approximately eight feet North from the South side of Silver Avenue, and running thence of Marilyn Avenue, and running the courses of this description to the Baltimore County Grid Meridian, South 12 Degrees 58 Minutes 00 Seconds East 100.00 feet to the land presently zoned R-6 Commercial, thence leaving the center line of Marilyn Avenue and heading on said Commercial land the two following courses and distances: North 76 Degrees 23 Minutes 00 Seconds East 210.00 feet and South 12 Degrees 58 Minutes 00 Seconds East 270.00 feet, South 12 Degrees 58 Minutes 00 Seconds East 100.00 feet, North 76 Degrees 23 Minutes 00 Seconds East 716.88 feet, and North 45 Degrees 53 Minutes 00 Seconds West 558.18 feet to the land presently devoted into garden type apartments (Marilyn Gardens Apartments), and running thence and heading on said last mentioned land the two following courses and distances: South 76 Degrees 23 Minutes 00 Seconds West 558.55 feet and North 13 Degrees 37 Minutes 00 Seconds West 99.89 feet, and running thence South 76 Degrees 23 Minutes 00 Seconds West 412.29 feet to the place of beginning.  
Containing a gross area of 6.43 acres more or less, and a net area of 618 acres more or less.  
Being the property of Howard J. Salvo and Salvatore Salvo, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Thursday, July 7, 1966 at 2:00 P.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

**CERTIFICATE OF PUBLICATION**

**OFFICE OF  
The Community Press**

DUNDALK, MD. June 15, 1966

THIS IS TO CERTIFY, that the annexed advertisement of "Howard J. Salvo"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive weeks before the 14th day of June 1966; that is to say the same was inserted in the issues of 6-15-66

**Stromberg Publications, Inc.**  
Publisher.

By Mrs. Palmer Price  
Mrs. Palmer Price

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: Mr. John G. Rose, Zoning Commissioner Date: June 23, 1966  
FROM: George E. Gavelis, Director of Planning  
SUBJECT: Petition #67-8-R. East side of Marilyn Avenue 8 feet South of Silver Avenue. Petition for Reclassification from R-6 to R.A. Howard J. Salvo, et al - Petitioners.  
15th District  
HEARING: Thursday, July 7, 1966. (2:00 P.M.)

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

The subject proposal is in accord with the Comprehensive Zoning Map for the Eastern Planning Area as approved by the Planning Board. This map is now in the hands of the County Council, which has already held its hearing. We believe that resolution of any zoning issues regarding the subject property is, at this point in time, appropriately the responsibility of the Council.

John W. Hession, III, Esquire  
117 Allegheny Avenue  
Baltimore, 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 24 day of May, 1966

[Signature]  
JOHN G. ROSE  
Zoning Commissioner

Petitioner: Howard J. Salvo

Petitioner's Attorney: John W. Hession, III, Esquire  
Reviewed by [Signature]  
Chairman of Advisory Committee

26, 1966

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

John W. Hession, III, Esquire  
117 Allegheny Avenue  
Baltimore, Maryland 21204

SUBJECT: Reclassification From R-6 to R.A.  
For Howard J. Salvo, located NW/4 Marilyn Avenue " of Silver Avenue, 15th District (Item 5, May 23, 1966)

Dear Sirs:

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

**BUREAU OF ENGINEERING:** This office will review and make any necessary comments at a later date.

**BUREAU OF TRAFFIC ENGINEERING:** This office will review and make any necessary comments at a later date.

**PLANNING DIVISION:** This office will review and make any necessary comments 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 Commissioner's hearing.

The following members had no comment to offer:

Fire Bureau  
Health Department  
Industrial Development Commission  
Board of Education  
Building Department  
State Roads Commission

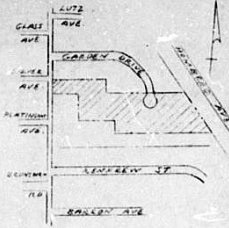
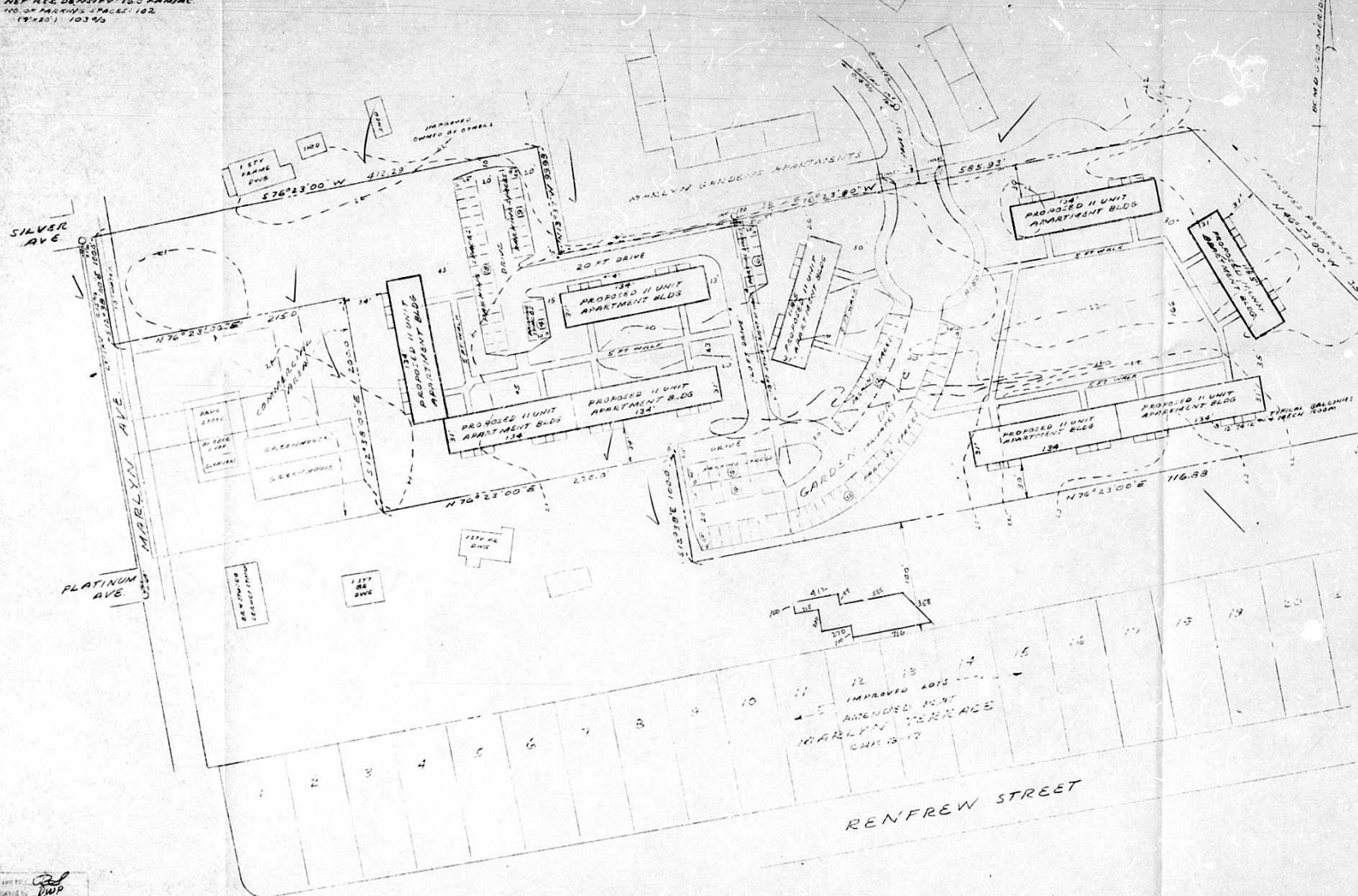
Very truly yours,

[Signature]  
JOHN G. ROSE, Zoning Commissioner

JEH:ym

cc: Mr. Carlisle Brown-Bureau of Engineering  
Mr. G. Richard Brown-Bureau of Traffic Engineering  
Mr. Albert V. Minsky-Project Planning Division

PERTINENT DATA:  
 MOBILE TRAILER  
 BASIC AREA: 6.83 AC.  
 NET AREA: 6.83 AC.  
 NO. OF UNITS: 99  
 GROSS RES. DENSITY: 15.4 UNITS/AC.  
 NET RES. DENSITY: 16.0 UNITS/AC.  
 NO. OF PARKING SPACES: 102  
 (1980) 10390



#67-8R  
 PRELIMINARY PLAN  
 PROPOSED APARTMENTS  
 SALVO PROPERTY  
 MARLYN AVE. GARDEN DRIVE  
 15TH DISTRICT  
 BALTIMORE CO. MD

OFFICE  
 COPY

MAP  
 15-B  
 RA



REVISED APRIL 19, 1966  
 DAVID W. FOURNIER  
 REGISTERED ENGINEER & LAND SURVEYOR  
 STATE OF MARYLAND  
 NO. 11475  
 DATE 11/15/57  
 SCALE 1"=50' REVISION DEC 13, 1965

DATE BY  
 12-13-1968  
 DWP

