

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.

INVOICE

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degrees 04 minutes 40 seconds east
3419.24 feet, north 24 degrees 21
minutes 30 seconds west 228.47
feet, north 44 degrees 42 minutes
10 seconds west 342.51 feet, south
41 degrees 02 minutes 50 seconds
west 372.30 feet, north 24 degrees

[illegible]

dated December 19, 1905 and recorded among the Land Records of Baltimore County in Liber GLB No. 3290 folio 526 etc. was conveyed by William C. Vailand Robert and wife, thence running with and binding on said twelfth line, the thirteenth and part of the fourteenth lines of said deed the three following courses and distances, north 22 degrees 35

By *Paul J. Morgan*
 Editor and Manager

ties 40 seconds east 129.76 feet; north 10 degrees 27' 10 seconds west 217.30 feet; north 25 degrees 27' 10 seconds west 92.813 feet; north 10 degrees 42' 10 seconds west 45.56 feet; and south 10 degrees 42' 10 seconds east 12.28 feet to the end of said last line, then running with and bounding on the line through sixth and part of the seventh lines of said deed following courses and distances:

100' 19 degrees 47' 10 seconds east 862.75 feet; south 8 degrees 27' 10 seconds east 100.00 feet; north 31 degrees 02 minutes 50 seconds west 22.15 feet; north 29 degrees 10 seconds west 11.00 feet; south 29 degrees 10 seconds east 24.55 feet; south 81 degrees 02 minutes 50 seconds west 24.55 feet; north 29 degrees 24 minutes 00 seconds east 100.00 feet; south 29 degrees 24 minutes 00 seconds west 127.63 feet to intersect the said zoning division line, then bounding on said intersection line south 25 degrees 46 minutes 10 seconds east 128.84 feet to the place of beginning.

CONTAINING 18.556 acres of land more or less.

SAVING AND EXCEPTING, HOWEVER, that portion as proposed for the right of way of the future Liberty Expressway, the future Northwestern Expressway and several roads, being the northeastern portion of above described property and containing approximately 63.883 acres of land more or less.

AREA TO BE REZONE D - 110.00 acres of land more or less.

BEING the property of Anna Shetter, et al as shown on "last plan filed with the zoning board."

Hearing Date: Wednesday, August 3, 1966 at 1:00 P. M.

Public Hearing: August 3, 1966, 1:00 P. M.

County Office Building, 11 S. W. 10th Avenue, Fort Lauderdale, FL.

BY ORDER OF:

JOHN W. HARTLEY,
CLERK OF THE BOARD OF
DEPUTY ZONING
COMMISSIONER OF
DADE COUNTY

COMMISSIONER

JOHN B. FUNK,
CLERK OF THE BOARD OF
DEPUTY ZONING
COMMISSIONER OF
DADE COUNTY

PAUL J. HARRIS,
CLERK OF THE BOARD OF
DEPUTY ZONING
COMMISSIONER OF
DADE COUNTY

WILLIAM M. DONALD,
CLERK OF THE BOARD OF
DEPUTY ZONING
COMMISSIONER OF
DADE COUNTY

Pr. James
Principle
Office of
County of
Towson, N.

DEAR Mr. L.

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STATE OF MARYLAND
STATE ROADS COMMISSION
800 WEST FREDRICK STREET
BALTIMORE, MD 21201

WRITING ADDRESS TO: MR. C. H. PEASE, JR., CHIEF
JULY 6, 1966

C. H. PEASE
CHIEF ENGINEER
M. B. SCHWARTZ
PLANNING SECTION
T. MARSHALL
CONSTRUCTION SECTION
JOSEPH D. MURPHY, JR.
TRAVEL PLANNING SECTION

Re: Alan Spector Property
North side Windans Road and
Nasco Road - 2nd District
Present zoning R-20 & R-40
Proposed Zoning RA Special
Exception -
Elevator Apartments
Zoning Advisory Committee Meeting
June 28, 1966 - Item No. 3
Liberty Expressway

The office has reviewed the subject plot plan and find it in compliance with the Right of Way plan and the latest preliminary map for way plats. Indicated in the plan is the Right of Way line of the present tentative primary Maryland State Roads Commission highway shown on the above mentioned Right of Way plans.

It is requested that the plan be revised accordingly.

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland 21204

Date: June 29, 1966
TO: Mr. James E. Dyer
FROM: Eugene J. Clifford
SUBJECT: Item 3 - ZAC - June 28, 1966 - Alan Shechter et al
N/S Winans Road and Nemo Road

Review of the subject plat dated June 3, 1966 results in the following comment.

The proposed apartment site can be expected to generate 9,000 trips per day. If the property is developed as presently zoned, it could be expected to generate 1,450 trips per day.

Winans Road has a capacity of 3,000-6,000 vehicles per day.

Eugene J. Clifford
County Traffic Engineer

FJC:CRH:ach

JAMES D. NOLAN
LAW OFFICES
TOWSON, MARYLAND
204 WEST PENNSYLVANIA AVENUE

February 14, 1968

County Board of Appeals
County Office Building
Towson, Maryland 21204
Attention: Mrs. Edith Eisenhart
Secretary

Gentlemen:

Re: Petition for reclassification and special exception N/S Winans Road 2080 feet, etc.
2nd District, Alan Shechter, et al.

Enclosed is request to enter my appearance in the captioned proceedings, which I would appreciate your filing in due course.

Sincerely,

James D. Nolan

JDN:n

67915
1/1c
3/6/68

RE: PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
N/S Winans Road 2080 feet
S/E from Nemo Road - 2nd District
Alan Shechter, et al.
BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
67-26-EX

Please enter the appearance of this office in the captioned matter and set the same for hearing at a date convenient with the Board's schedule.

James D. Nolan
204 West Pennsylvania Avenue
823-7800
Towson, Maryland 21204
Attorney for Petitioners-Appellees

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Deputy Zoning Commissioner
FROM: George E. Gavelle, Director of Planning.
SUBJECT: Petition #67-26-R.

These alternatives /To R-40 zoning/, in order of preference, are:

- 1/ a portion of the property to show on the Master Plan overlay as possible public park,
- 2/ recognition of suitability of controlled industrial zoning of this property. Such actual zoning would have to be predicated on adequate access from the major road system. Such access is not now available /emphasis supplied/.
- 3/ some other appropriate non-residential low intensity type of use such as a cemetery or a special residential use such as a c-malevolent home. /emphasis supplied/.

In any case the Board wishes to go on record as favoring an open, green space type of industrial or institutional use if the public park potential is not realized.

It should be noted that the "adequate access" referred to above does not mean prime access such as would be necessary for an apartment development, to say nothing of one as large as that proposed. Not only is such access unprogrammed, it is not even planned.

2. We could go on at length as to the various reasons why apartment development should not be permitted here. But it is so patently obvious that the subject proposal is completely inconsistent with articulated and implicit planning policies and the legislative intent - as well as the judicial interpretation of zoning purposes - that we do not feel it necessary to enter a detailed recital of the factors involved. Such further comment could be likened to a protracted explanation of why the New York Stock Exchange should not be located in the middle of the Sahara Desert. Nevertheless, we will provide further information if a need appears.

3. We strongly recommend that the subject petition be withdrawn. If it is not withdrawn, we recommend that it be denied.

#67-26-R
RHP
2-C
WESTERN AREA
RHP
2-C
3-D
DIST.
NW-3-G
NW-9-G
NW-B-H
NW-9-H
PA-X

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date: July 22, 1966
TO: Mr. Edward D. Hardisty, Deputy Zoning Commissioner
FROM: George E. Gavelle, Director of Planning
SUBJECT: Petition #67-26-R. North side of Winans Road 2080 feet Southeast of Nemo Road.
Petition for Reclassification from R-20 & R-40 to R.A. Zone.
Petition for Special Exception for Elevator Apartment Building.
Alan Shechter, et al - Petitioners.
2nd District
HEARING: Wednesday, August 3, 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:

1. Granting of this petition would be in total contravention of planning criteria for the location of apartment projects. Specifically, the proposal conflicts with the very criteria used to determine the locations of apartment zoning for the Western Planning Area, within which the subject tract lies. The following is material quoted from the Planning Board's Report on the Master Plan and Comprehensive Re-zoning Map for the Western Planning Area:

"Special criteria exist for apartment locations. Usually* they should be along arterials capable of moving large amounts of traffic, partly to avoid appreciable use of minor residential streets and partly because of the traffic apartments themselves generate. Availability of public transportation and capacity of existing sewer and water facilities must also be considered."

"The major roads on which 'prime' apartment locations (16 dwelling units to the acre density) are appropriate in the Western Planning Area are Route 40, Security Boulevard, Windsor Expressway-Boulevard, Liberty Road and Clark Boulevard."

The following is quoted from the Supplement to the report:

"Shechter property: Located between the McDonagh School property and Mt. Wilson Sanatorium, bordering the proposed Northwest Expressway. The request for this 170 acre property was for M.L. ... While the Board could see some reason for industrial use here it felt the best recommendations it could make would be in terms of alternative future usage while retaining R-40 zoning now. ...

* Exceptions not applicable to the subject case.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date: June 29, 1966
TO: Mr. James A. Dyer, Chairman
FROM: Mr. Charles F. Brooks, Jr., Fire Bureau
SUBJECT: Property owned by Alan Shechter, et al.
Location: N/S Winans Road and Nemo Road
District: 2nd
Present Zoning: R-20 & R-40
Proposed Zoning: RA Special Exception - Elevator Apartments
1. It will be necessary to provide water mains and fire hydrants in accordance with the Baltimore County Standard Design Manual, 1964 edition, Pages #2 - #3
Please contact this writer or Capt. Paul H. Heinicke for any information.

EUGENE G. RICKS
ATTORNEY AND COUNSELLOR AT LAW
NABORS BUILDING
401 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

October 28, 1966

John G. Rose
Zoning Commissioner of
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification and Special Exception
N/S Winans Road 2080 feet
SE from Nemo Road - 2nd District
Alan Shechter, et al Petitioner
NO 67-26-EX

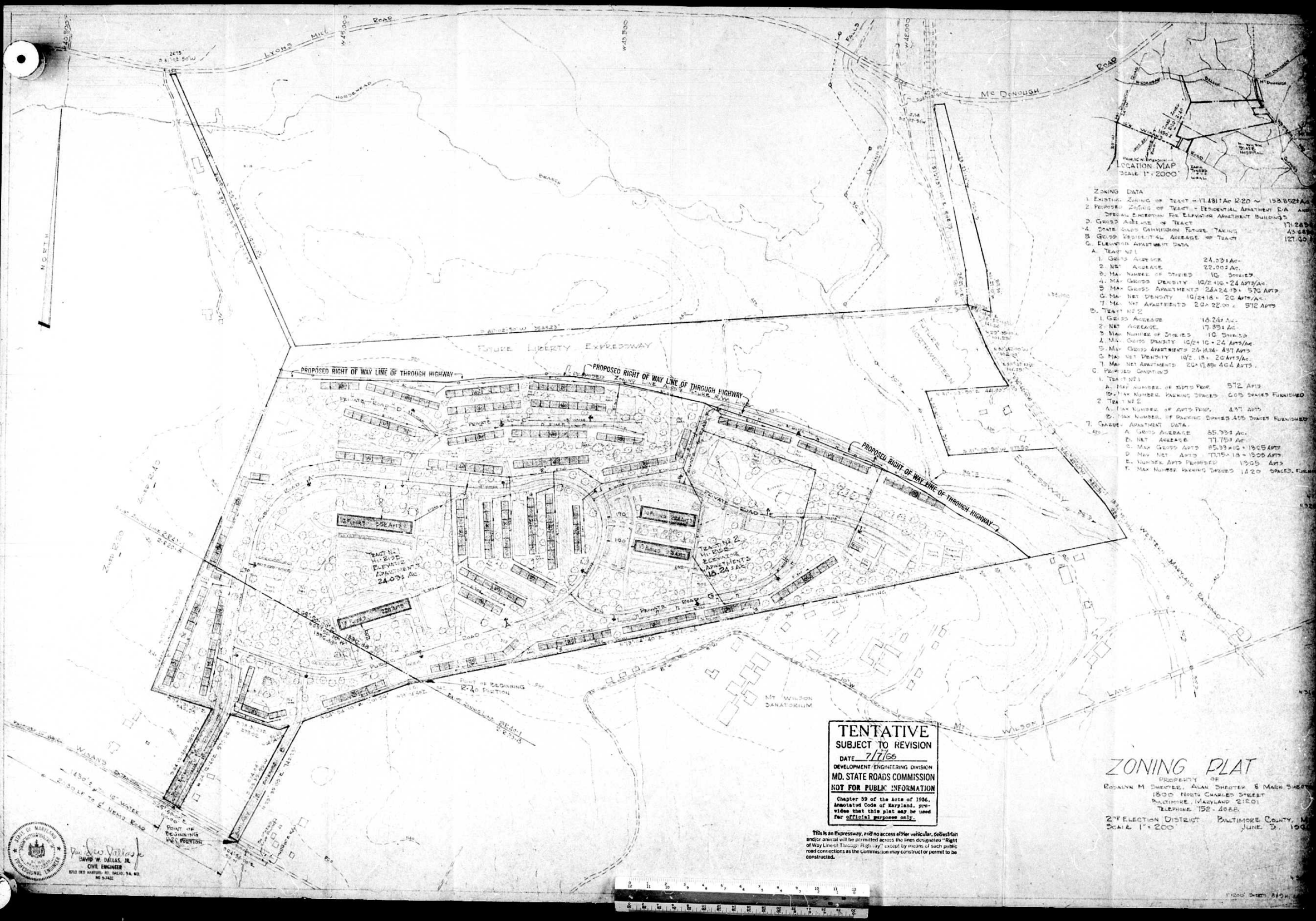
Dear Sir:

Please enter an appeal from the decision and order, dated October 20, 1966 of the Deputy Zoning Commissioner, in the above titled case.

Enclosed is a check in the amount of \$50.00 to cover the cost of the appeal and posting.

Very truly yours,

Eugene G. Ricks
Attorney for Alan Shechter, et al
Petitioners



ZONING DATA

1. EXISTING ZONING OF TRACT - 11.131 AC R-20 - 150.8521A
2. PROPOSED ZONING OF TRACT - RESIDENTIAL APARTMENT R-4 AND SPECIAL EXCEPTION FOR ELEVATOR APARTMENT BUILDINGS
3. GROSS AREA OF TRACT 171.263
4. STATE GROSS CARRIAGEWAY FUTURE TAKING 43.689
5. GROSS RESIDENTIAL AREA OF TRACT 121.60
6. ELEVATOR APARTMENT DATA

A. TRACT #1	
1. GROSS AREA	24.031 AC
2. NET AREA	22.002 AC
3. MAX. NUMBER OF UNITS	10 UNITS
4. MAX. GROSS DENSITY	10/24 AC = 24 APTS/AC
5. MAX. GROSS APARTMENTS	24 APTS
6. MAX. NET DENSITY	10/24 AC = 20 APTS/AC
7. MAX. NET APARTMENTS	20 APTS

B. TRACT #2	
1. GROSS AREA	16.24 AC
2. NET AREA	17.91 AC
3. MAX. NUMBER OF UNITS	10 UNITS
4. MAX. GROSS DENSITY	10/16 AC = 24 APTS/AC
5. MAX. GROSS APARTMENTS	24 APTS
6. MAX. NET DENSITY	10/16 AC = 20 APTS/AC
7. MAX. NET APARTMENTS	20 APTS

7. GROSS APARTMENT DATA

A. TRACT #1	
1. MAX. NUMBER OF UNITS PER LOT	512 APTS
2. MAX. NUMBER OF PARKING SPACES	605 SPACES FURNISHED

B. TRACT #2	
1. MAX. NUMBER OF UNITS PER LOT	481 APTS
2. MAX. NUMBER OF PARKING SPACES	415 SPACES FURNISHED

7. GROSS APARTMENT DATA

A. TRACT #1	
1. GROSS AREA	85.931 AC
2. NET AREA	77.791 AC
3. MAX. GROSS APTS	85.931 AC = 1905 APTS
4. MAX. NET APTS	77.791 AC = 1905 APTS
5. NUMBER APTS PERMITTED	1905 APTS
6. MAX. NUMBER PARKING SPACES	1220 SPACES FURNISHED

TENTATIVE
SUBJECT TO REVISION
DATE 7/7/66
DEVELOPMENT/ENGINEERING DIVISION
MD. STATE ROADS COMMISSION
NOT FOR PUBLIC INFORMATION
Chapter 39 of the Act of 1956, Annotated Code of Maryland, provides that this plat may be used for the official purpose only.

ZONING PLAT
PROPERTY OF
RODOLPH M. SHEPHERD, ALAN SHEPHERD & MARK SHEPHERD
1800 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201
TELEPHONE 192-1886
2ND ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1" = 200' JUNE 3, 1966

DAVID W. DALLAS, JR.
CIVIL ENGINEER
8713 183 HARTING RD. BELLEVILLE, PA. 19008
ME 5-1422

This is an Expressway, and no access either vehicular, pedestrian and/or animal will be permitted across the lines designated "Right of Way Line of Through Highway" except by means of such public road connections as the Commission may construct or permit to be constructed.

