

June 11, 1966.

DESCRIPTION OF APARTMENT SITE AT POTOMAC AVENUE & WASHCHILL AVENUE

Beginning for the same at the intersection of the east side of Potomac Avenue, 60 feet wide, as laid out and shown on Baltimore County Right of Way Plat No. 59-123-1 and No. 59-123-2 with the northwest side of the proposed State of Maryland Route 1 - 95 as laid out and shown on Maryland State Roads Commission Right of Way Plat No. 19511, said place of beginning also being situate 120 feet, more or less, measured westerly along said east side of Potomac Avenue from its intersection with the north side of Potomac Avenue, 50 feet wide, thence leaving said place of beginning and running and binding on said east side of Potomac Avenue the two following courses and distances, viz: 52 seconds North 00 degrees 49 minutes East 252 feet, more or less, and North 01 degrees 10 minutes East 60 seconds East 132.10 feet to the end of said Potomac Avenue, 60 feet wide, thence North 09 degrees 10 minutes East 21.60 feet to the east side of Potomac Avenue, 40 feet wide, thence running and binding on said east side of Potomac Avenue, 40 feet wide, and in part of irregular width as shown on Baltimore County Right of Way Plat No. 59-123-4, the two following courses and distances, viz: North 00 degrees 49 minutes East 603.40 feet to a point of curve, thence by a curve to the right in a northeasterly direction with the radius of 200.0 feet for a distance of 45.60 feet to the end of said curve and to the southeast side of Washchill Avenue, 40 feet wide, thence running and binding on said southeast side of Washchill Avenue South 48 degrees 17 minutes 50 seconds East 17.40 feet, thence continuing on the southeast side of Washchill Avenue by a line curving to the right in a northeasterly direction with the radius of 15.0 feet for a distance of 15 feet, more or less, to the end of said curve and to the southeast side of Washchill Avenue, 30 feet wide, thence running and binding on said southeast side of Washchill Avenue, 30 feet wide, South 48 degrees 17 minutes 50 seconds East 470 feet,



L. Allen Evans

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

1. That I, Carl T. Julio, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-2 zone to an R-4 zone;
2. That the following reasons are given for the above reclassification: (a) This particular ground is not suitable for other use than the proposed use. The surrounding area in the immediate neighborhood is for apartments.
3. That a set of conditions, i.e., that the area surrounding this tract of land has had numerous other or other density used in the immediate neighborhood.
4. That the above stated and further reasons as will be presented at the time of hearing.

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 my agent, agree to pay expenses of above reclassification and of Special Exception advertising, and, upon filing of this petition, and further agree to and am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address: 3001 Spinning Bee
Baltimore, Md. 21215
Petitioner's Attorney
Address: 2000 Pennsylvania Avenue, N.W.
Washington, D.C. 20036

ORDERED BY The Zoning Commissioner of Baltimore County, this 5th 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 165, County Office Building in Towson, Baltimore County, on the 11th day of August, 1966, at 1:00 o'clock P. M.

Edward D. Hardisty
DEPUTY Zoning Commissioner of Baltimore County

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Description of Apartment Site at Potomac Avenue & Washchill Avenue

Continued:

more or less, to the end of said Washchill Avenue, thence leaving said Washchill Avenue and running and binding reversely on part of the first line of the first parcel of the land which by deed dated December 11, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.S. No. 2061 folio 1 was conveyed by Richard Howard King to Mary Lillian McFay, South 49 degrees 57 minutes 50 seconds East 192 feet, more or less, to intersect said northwest side of Maryland State Route 1 - 95, thence running and binding on said northwest side of said Route 1 - 95 southeasterly 743 feet, more or less, to the place of beginning.

Containing 7.0 acres of land, more or less.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map

the above Reclassification should be had; and it further appearing that the reasons are

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of September, 1966, that the herein described property or area should be and the same is hereby reclassified, from a R-2 zone to a R-4 zone, and/or a Special Exception therefor.

granted 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, 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 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 5th day of July, 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-2 zone; and/or the Special Exception for

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Richard D. Payne, Requirer
MacDaniel and Payne
26 W. Pennsylvania Avenue
Towson, Maryland 21204

Dear Sir:

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

SEWER & WATER: Sewer - Existing 10" sewer in Sulphur Spring Road. Existing 8" water in Washchill Avenue. Sewer - Existing 10" sewer in Sulphur Spring Road. Existing 8" water at Potomac Avenue and Potomac Avenue.

ADVISORY COMMITTEE: The petitioner should indicate on revised plans the means of sewage disposal and water supply.

HYDRAULIC: The proposed and existing hydrants must be indicated on revised plans. These hydrants must comply with the Baltimore County Standards.

STREET PLANNING DIVISION: The petitioner's plan does not reflect the street which is shown on the Master Plan for the 13th District. The proposed street should be indicated on revised plans prior to a hearing date being assigned.

BUREAU OF TRAFFIC ENGINEERING: This Bureau will submit 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:

Industrial Development Commission
Board of Education
Building Department
State Lands Commission

Very truly yours,
James E. Ryan
Zoning Technician

cc: Mr. Carlyle Brown-Bureau of Engineering
Mr. William Greenwell-Health Department
Mr. Morris-Lire Bureau
Mr. Robert V. Anderson-Project Planning Division
Mr. A. Richard Young-Bureau of Traffic Engineering

Richard D. Payne, Requirer
MacDaniel and Payne
26 W. Pennsylvania 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

5th day of JULY, 1966.

JOHN G. BOSE
Zoning Commissioner

Petitioner Carl T. Julio et al

Petitioner's Attorney Richard D. Payne Reviewed by

James E. Ryan
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

To: Messrs. MacDaniel and Payne
26 W. Penna. Ave.
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
Advertising and posting of property #67-29-R		87.00
		50.00

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

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty
Deputy Zoning Commissioner
FROM: George E. Gavelis, Director of Planning
SUBJECT: Petition #67-29-R. Southeast corner of Washchill & Potomac Avenues.
Petition for Reclassification from R-2 to R-4 Zone
Carl Julio - Petitioner
13th District
HEARING: Monday, August 8, 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:

To the extent that reclassification of the subject property to apartment zoning could still retain its residential character, and because apartment zoning here would be responsive to physical factors and a possible need for rental housing, the planning staff will offer no objection to the reclassification of this relatively small site.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TELEPHONE
823-3000

No. 39474

DATE 8/17/66

To: Carl and Edward Julio
3024 Spaulding Ave.
Baltimore, Md. 21215

Billed Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-622

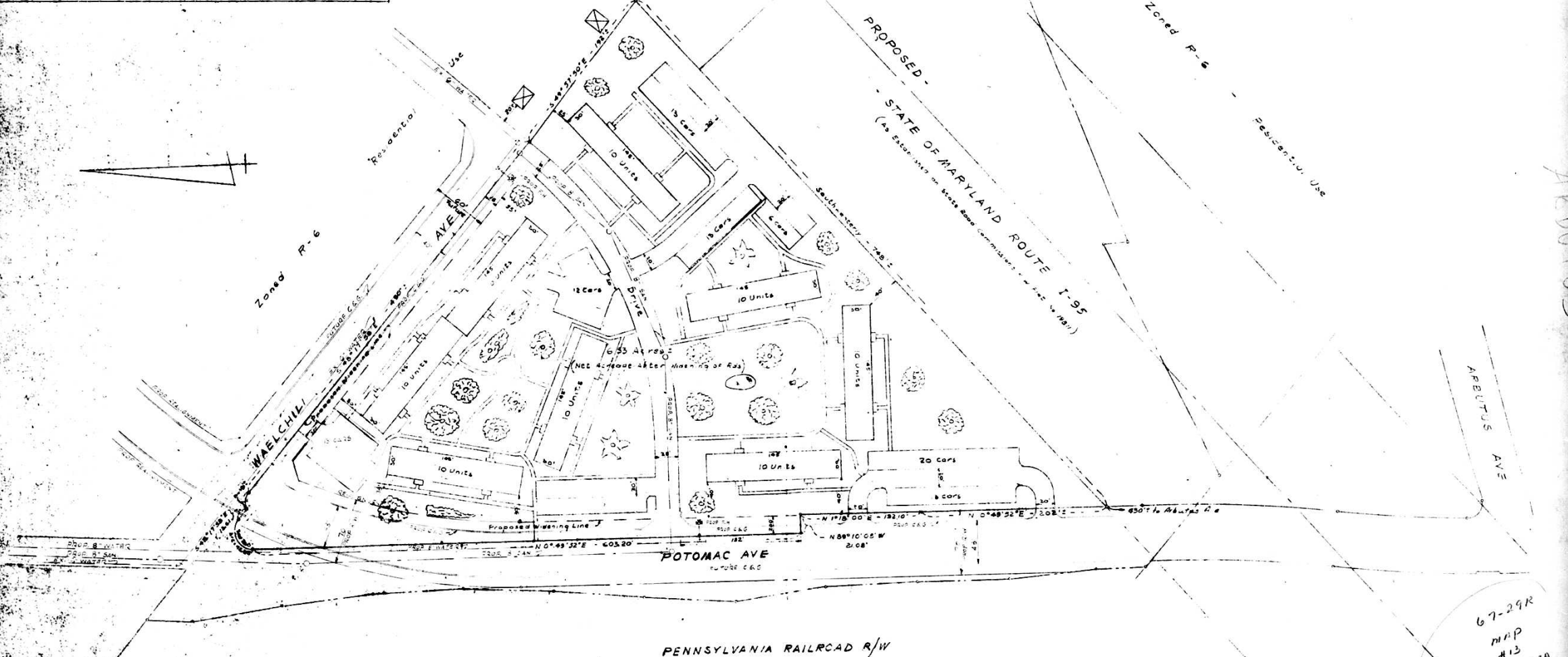
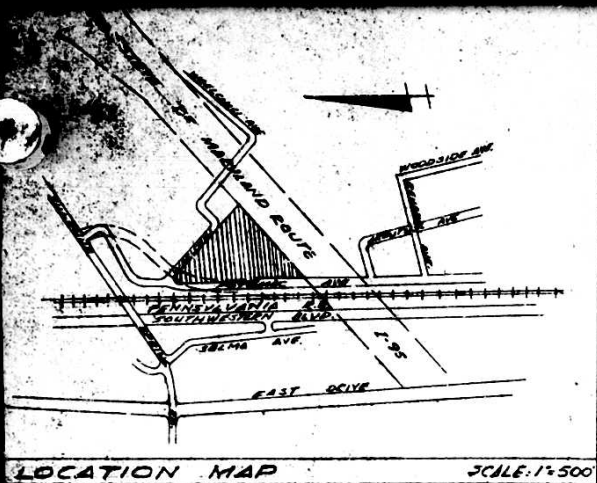
QUANTITY	DETAILED UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
Advertising and posting of property #67-29-R		87.00
		67.00

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.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th
Date of Posting July 23, 1966
Posted for: Reclassification from R-2 to R-4
Petitioner: Carl Julio
Location of property: SE Cor. of Washchill & Potomac Aves.
Location of Signs: SE Cor. of Washchill & Potomac Aves. @ Potomac Ave.
300' S of Washchill Ave @ 300' S of Washchill Ave 300' SE of Potomac Ave.
Remarks: Potomac Ave.
Posted by: J. J. Jones
Date of return: July 23, 1966



Notes: BQ Units

103 Parking Spaces (9'x20')

13th Election District

Net Area - 6.53 Acres ±

Present Zoning - R-6

Proposed Zoning - R-A

Existing Use - Unimproved
Proposed Use - APARTMENTS

REPORTS OF APPEALS

DENSITY CALCULATIONS

N^o of units - 80

BRASS OREO - 7.68 ASX

Net area - 6.53 A=±

Gross density - 10.42 units per acre

Net density - 12.25 units per acre

Max. N^o of Units permitted - 118

PROPOSED UTILITIES & PROPOSED
REALIGNMENT FITCHMAC AVE.
ADDED - T.G.GG
CHARLES D. GRACE CO.
121 ALLEGHANY AVE.
TOWSON 4, MD.

CHARLES D. GRACE CO.
121 ALLEGHANY AVE.
TOWSON 4, MD.

DATE REVISION

UTILITIES ADDED

7/1/74 STREET RECONSTRUCTION & REPAIRING

2/1/75 Highway & Bridge ASCE

FORWARDED BY DATE

COMPLETED BY DATE

DRAWN BY DATE

CHECKED BY DATE

Dwg. No. 1433

Seal of the State of Illinois, Department of Transportation, Division of Highway Engineering, State Engineer, State Capitol, Springfield, Illinois.

L. ALAN EVANS
SURVEYOR & CIVIL ENGINEER
4200 E. SPURD AVE. - PHONE HA 6-214
BALTIMORE 14, MARYLAND
— branch office —
9 FOLKLAND STREET - PHONE AC 8-3380
CAMBRIDGE, MARYLAND
STATE OF MARYLAND REG. NO. 2887
DATE: JUNE 13, 68 BOOK 1 - 58
L. Alan Evans

REVISIONS
MARCH 25, 1967
APRIL 25, 1967
MAY 1, 1967

DEVELOPER
CARL T JULIO
302A BRADLIND AVE
BALTIMORE 15, MD.

TOMBHOUSES AND APARTMENTS
POTOMAC AVE AND WHEELING AVE
13TH ELECTION DIST.
SCALE: 1"=50'
BARTO COUNTY, MD
FEBRUARY 1980

TENTATIVE PLAN
Colony Hill

STATE OF MARYLAND
I-95 (PROPOSED)
AS CHARTERED BY THE STATE OF MARYLAND
R/W PLAT 100.12311

GRAND TOTAL	730 ACRES
ROADS	1,740 ACRES
DEE AREA	539 ACRES
GROSS CENSITY	16 UNITS/ACRE
DEE DENSITY	15 UNITS/ACRE
TOTAL UNITS AVAILABLE	107 UNITS
PROPOSED DEVELOPMENT UNIT- PLANNED SPACES	104 UNITS
EXISTING BUILDING	159 SPACES
	R/A

LOCATION MAP
1" = 500'

