TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Language, John J. 191111. legal owner. of the property situate in Baltimore 1918. County and which is described in the description and plat attached hereto and made a part hereof. 2-23 hereby cettling 1918 to the control of the property situate in Baltimore 1918 to the County and water is described in the described property be re-classified, pursuant hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant we stress to the Zoning Law of Raltimore County from an R-10

R-A Many changes in zoning and land uses have occurred in the same vicinity of $\leq \omega^{-1/4}$ subject property since the adoption of the W stern Area Map on November 15,

1962, which changes directly affect the utility and potential use of the subject property; also, there was error in zoning this property at the time of the adoption of the Map, and a great need for additional apartment units

existing in this area. see attached description

and (2): for a Sassial Exception sauter the said forms down and doming Security

Country to use the known described annexts for

Ernest J.

Research and advertised as prescribed by Zoning Regulations.

Research 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 ne and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

John J. DIMI Ernest J. Resse ress 6100 Baltimore National Pike Address 200 N. Bentalou Street

H. Hesney, IV. Petitioner's Attorney

Address DII Fidelity Building Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day

required by the Z-ning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimor . 196_6_, at 2:00__o'-lock Edward D. Hardesty

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date. Sentable r. 23. . 1966

PROM. Garlelo F. Breso

SUBJECT. Againg Adolescry Cornelline

The rollowing comments on the John J. BillI property are supplementary to those of August 30, 1965:

Supplementary Road Comments:

The Department of Public Works has entered fate a Public Works Agreement with Thic Bard Bull, Inc. for certain right-of-way Addonating and Improvements the public fate of the Stationary Station Public to Public Lane. Although this systemate Date, the Stationary Station Public Stationary Stationar

The Developer's Design and Approval Section of the Durage of Engineering Indicated that construction will not take place until offsite right-of-so can be acquired from the property owners on the vest side of this read, re has been no indication to date whether attempts to acquire the necessary division of the contraction of the contra

Carlyle & Brown Land Development

CEB:tas

The Zoning Advisory Committee has re-leved the subject petition and ma

FIRS BUREAU- This office will review and submit any necessary comes BOREAU OF TRAFFIC RECINERATING and ECUIES ADMINISTRATION DIVISION: All parking spaces must set back a minimum of 6 tron street right-of-way lines.

The above domests are not intended to initiate the appropriateness of the routing action requested, but to assure that all parties are note sears of plans or problems that has have a baseing on this case. The Director unifor the logisty Director of the Office of Flanning and Joning will substit recommendations on the appropriateness of the requested noming 10 days before the Tacing Constitutioner's berring.

Jebryla

Carlyle From-Sureau of Engineering
Lt. Merris-Fire Sureau
G. Sichard Moore-Sureau of Traffic Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date. September 23, 1966

PROM. Grorge E. Gavrelis, Director of Planning

Petition #67-76-R. Northwest currer of Powers Lane and Nuwood Road.
Petition for Reclassification from R-10 to R.A.
John J. Dilli - Petitioner.

1st District

HEARING: Monday, October 3, 1966. (2:00 P.M.)

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

We recognize that a number of unfortunate reclassifications have occurred on the south side of Powers Lane, and that small, transitional increments of residential land directly across the street from comercical developments in these B.R. zones might justifiably be reclassified as R.A. if adequate access it available. The subject property is, in fact, relatively small; it is not, however, across from B.R. zoning, and the status of its proper access – Nurroad Road – is still not clear. For these reasons, we cannot recommend at this time that the petition be granted.

SURVENG & CIVIL ENGINEERING LALAN EVANS & ASSOCIATES JE - BALTIMORIE, MC. 21214 - HAMILION 6-2144

MNP 2-3 WESTERN DESCRIPTION FOR ZONING RECLASSIFICATION FROM RATE TO PLA SEC. SW-1-0

At Northwest Corner of Fowers Lane & Namood Road ESCINNING for the same at the corner formed by the intersection of the north side.

of Fowers Lane as proposed bC feet wide with the west side of Nawcod Road as proposed 70 feet wide, thence leaving said place of beginning and running and binding on said sorth side of Fowers Lane the two following courses and distances, viz: North 70 degrees 43 minutes 40 seconds West 764.0 feet to a point of curve, thence by a curve to the right in a northwesterly direction with the radius of 200 feet for a distance of 270 feet, more or less, thence leaving said Fowers 'ane and running South 79 degrees 45/ minutes East 225 feet, more or less, thence North 82 degrees 15 minutes East 80.0 feet thence South 89 degrees 15 minutes East 65 feet and thence South 70 degrees 43 minutes 40 seconds East 618.0 feet to said west side of Navcod Road, thence running and binding a said west side of Nuwcod Road the two following courses and distances, viz: South 19 degrees 19 minutes West 230.0 feet and thence South 64 degrees 17 minutes 40 seconds West 1/ feet, more or less, to the place of beginning.

Containing 4.72 scres of land more or less.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.



RE: Petition for Reclassification

REFORE THE DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNT NO. 67-76-R

This is a Petition to rezone approximately five acres of land from an R-10 zone 'o an RA zonz. Plans call for the construction of 85 apartments ranging in rental_ from \$122 to \$175 per month. There will be 124 off-street parking spaces provided.

Traffic ingress and egress would be by way of Powers Lane and Nuwood Road, the latter to be improved from the subject tract to

Water and sewer will be available and adeq te. Test borings

The nearest homes are on Cedar Circle Drive. The developer oposes to construct more homes (R-10) between the existing homes and the proposed apartment project.

The proposed site is situated to the rear of a commercial evelopment on Route 40. There is a small tract of land, zoned R-10, between the Petitioner's property and the aforementioned commercial properties.

Mr. Gavreiis testified that if this aforementioned small tract were rezoned for commercial purposes or used for packing, then RA zoning on the subject tract would be appropriate and reasonable as a buffer zone.

There was additional testimony from Mr. Robert McCurdy who likewise felt that RA zoning at this location would be logical and apprepriate and would act as an excellent bufer between the rear of the commercial buildings on Route 40 and the bomes in the development known

Numerous zoning changes in the immed ate area were intro-

In conclusion, it would appear the RA zoning would be most appropriate for the subject 'ract, and for the aforegoing reasons the Petition should be GRAMTED.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this \(\frac{f'U}{L'} \) day of December, 1966, that the herein described property or area, should be and the same is hereby reclassified from an R-10 zone to cn RA zone, subject to approval of the site plan by the Bureau of Public Services and, the Office of Planning and Zoning,

Edward D. Hardes Ty Deputy Zoning Commissioner

RE: PETITION FOR RECLASSIFICATION NW/CORNER OF POWERS LAME AND NUMCOOD ROAD - 1st DISTRICT JOHN R. DILLI. PETITIONER

BEFFRE THE DEPUTY ZONING COMMISSIONER

OF NO. 57-76-R 1 1 1 1 1 1 1 1

NOTICE OF APPEAL

Please enter an appeal to the County Board of Appeals on your Order dated December 12, 1966 in the above entitled case, resoning from R-10 zone to an RA zon the property subject of the Petition For Reclassification, on behalf of the following persons, property owners and taxpayers of Baltimore County:

Sal Cammacate and Beverly Cammarata, his wife 2129 Cedar Circle Drive Baltimore, Maryland 21226

Henry H. Decker, Jr. and Virginia D. Decker, his wife 1201 Ruwood Drive Baltimore, Maryland 21228

Charles C. Murphy, Jr. and Mary N. Murphy, his wife 2125 Cedar Circle Drive Baltimore, Maryland 21228

William A. Erck, Jr. and

Edgar R. Mann and Bolly Mann, his wife 2029 Cedar Circle Drive Baltimore, Maryland 21228

Joseph B. Schweiker and Helen Schweiker, his wife 2008 Fernglen Way Baltimore, Haryland 21228

Joseph J. Velky and Jean Velky, his wife 2010 Fernglen Way Baltimore, Maryland 21228

Kenneth L. Ford and Dorothy Ford, his wife 2006 Fernglen Way Baltimore, Maryland 71228

Alfred W. Griffith and Carolyn Griffith, his wife 2012 Fernglen Way Baltimore, Maryland 21228

Mervin C. Gardels and Louise Gardels, his wife 2203 Gedar Circle Drive Baltimore, Maryland 21228

Kenneth D. Short, Attorneys for the Appellants Nedical Center West 6330 Baltimore National Pike Baltimore, Maryland 21228 744-8200

I HEREBY CERTIFY that on the 6 day of January, 1967, the aforegoing Notice of Appeal was mailed to John of History II Attorney for the Petitioner, 1311 Fronther Blog. But weer Wharthe

Kenneth D. Short

RE: PETITION FOR RECLASSIFICATION PETITION FOR RECLASSIFICATION: from R-10 Zone to R-A Zone
NW corner Powers Lane & Nu vood Rd.:
lst District
John J. Dilli,
Petitioner

COUNTY BOARD OF APPEALS OF

NW/CORNER OF POWERS LANE AND NUMBED ROAD 1ST DISTRICT BALTIMORE COUNTY JOHN H. DILLI, PETITIONER

No. 67-76-R

ORDER OF DISMISSAL

Petition of John J. Dilli for reclassification from an 2-10 zone to an R-A zone on property located on the northwest corner of Powers Lane and Nuwood Road, in the 1st District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of appeal filed July 17, 1967 from the attorneys representing the protestants-appellants in the above entitled matter

WHEREAS, the said attorneys for the said protestants-appellants request that the annual filed on behalf of said protestants be dismissed and withdrawn as of July 17.

It is hereby ORDERED this _____ dar of July, 1967 that said appeal be

COUNTY ROARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairm

THE BALTIMORE OUNTIAN

No. I Newburg Avenue

PETITION FOR
RECLASSIFICATION
1st DISTRICT
ZONING: From B. 10 to B. A.

ZONNEG, From B. 10 to B. A.
ZONNEG, From B. 10 to B. A.
ZONNEG, Northeast corner of Youres Lane and Nozerol B. ad. THUE MODBLY
PRINCE BLAND SO DO.
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Creaty Office Building, 11 W.
Chesapeabe Avenue, Tomoso,
The Deputy Joning Commissioner of Building County, to
authority of the Zooling Act and
Do. all Dodg a public bearing
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D. proposed Zoning R. 10
Proposed Zoning B. 10
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First District of Balantoner Com-BIGIANCH. In the Same at the course fo. med to the letter-script of the control of the Com-traction of the control of the Com-traction of the control of the Com-traction of the Com-ments of the Com-traction of the Com-tr

CATONSVILLE, MD.

Sept mber 19. 1966.

THIS IS TO CERTIFY, that the annexed advertisement of admird D. Hardesty, Deputy Zoning Commissioner of Bai' ore County

was inserted in THE BALTIMORE COUNTIAN, a group of stances weekly newspapers published in Baltimore County, Mary-One specialists week! before land, once a week for the 19th day of September, 1966, that is to say

the same was inserted in the issues of September 15, 1966.

THE BALTIMORE COUNTIAN

RE: PETITION FOR RECLASSIFICATION .

filed in the above entitled case:

OPDER OF DISMISSAL

Please dismiss the Appeal of the following persons which has been

Sal Cammarate and Beve: 1y Cammarate, his wife 2129 Cedar Circle Drive Baltimore, Maryland 21228

Henry M. Decker, Jr. and Virginia D. Decker, his wife 1201 Nuwood Drive Baltimore, Maryland 21228

Charles C. Murphy, Jr. and Mary M. Murphy, his wife 2125 Cedar Circle Drive Baltimore, Maryland 21228

William A. Erek, Jr. and Mildred Erek, his wife 2101 Cedar Circle Drive Baltimore, Maryland 21228

Edgar R. Mann and Dolly

Mann, his wife 2029 Cedar Sircle Drive Baltimore, Maryland 21228 Joseph B. Schweiker and Holen Schweiker, his wife 2008 Fernglen Way Baltimore, Maryland 21228

Joseph J. Velky and Jean Velky, his wife 2010 Fernglen Way Baltimore, Maryland 21228

Kenneth L. Ford and Dorethy Ford, his wife 2006 Fernglen Way Baltimore, Maryland 21218

COUNTY BOARD OF APPEA

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNT

Keclassification from R-10 to RHI

Location of property Na Cor of Corners Lance & Humand Rol Contion at sup NW Cox of Porter Lane & Newood Rel (2) A/S Person Land 250 W of Newood Rel

Alfred W. Griffith and Carolyn Griffith, his wife 2012 Fernglen Way Baltimore, Maryland 21228

Rec 27/17/17 4 10 1 115

> BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 42937 DATE 1/12/67

Division of Collection and Receipt COURT HOUSE TOWSON, MARYLAND 21204

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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

67-76-R

CERTIFICATE OF POSTING ownen, Maryland

Date of Posting Jet 2, 1967 Location of property: New Las Possen Lone and Newood Rd

Location of Signe N. W. Cor. Pawers Lane and Newvood Rol

Date of return Feb 2 1967

Marvin C. Gardels and Louise

Kennith D. Short, Attorneys for the Appellants 6630 Baltimore National Pike Baltimore, Maryland 21228 Telephone: 744-8200

Similary County, Translating of Similary County, The Markett of Similary County, will had a proper to the second of Similary County of Similary Co

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed day of Deteber 19 66 the first publication appearing on the 15th day of Frenchest. 19.66.

> THE JEFFERSONIAN. I Leanh Streeth

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenu Towson, Maryland 2120h

Your petition has been received and accepted for filing this

30 day of aucust . 1965

IN Can

Petitioner John J. Dilli Petitioner's Attorney John H. Hessey, IV Reviewed by Anna.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No.40617

No.40680

DATE 10/4/66

on of Collection and Receipt

50.00 9-966 6802 # 40617 HP-200

IMPORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAN PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BAILIMORE COUNTY, MAYLAND

OFFICE OF FINANCE

53.50 2->to 039 . 40680 NP-5350

By Paul J. Morgan Editor and Manager & M. 67-76-R

Date of Posting Sept 17,1966

Date at return Sept 22, 1966

157
District
Posted for Uppeal
- 10 0 m

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