

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jacob Von Gunten et al. 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an NW-14-I zone, for the following reasons:

1. Change in the character of the neighborhood.
2. Error in original zoning map.

See attached description

and 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, Jacob Von Gunten et al. hereby request of the Zoning Commission 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.

Contract purchaser: Jacob Von Gunten et al.
Address: Roaches Lane

Legal Owner: Jacob Von Gunten et al.
Address: Roaches Lane

Protestant's Attorney: John A. Miller
Address: Roaches Lane

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Protestant's Attorney: John A. Miller
Address: Roaches Lane

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

the above reclassification should be had; and that further appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of December, 1966, that the herein described property or area should be and the same is hereby reclassified; from a R-10 zone to a NW-14-I zone, and that the same be

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 1st day of December, 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-10 zone; and/or the Special Exception for the same be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ACA
ATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

32.6 ACRE PARCEL LOCATED ON ROACHES LANE
AND EAST OF CENTURY AVENUE

PRESENT ZONING R-10

PROPOSED ZONING R-A

Beginning for the same at a point in the center of Roaches Lane N. 83° 07' 30" E. 186 feet from the intersection of the East side of Century Avenue and the center of Roaches Lane, thence leaving said center line of Roaches Lane (1) S. 01° 40' E. 266.9 feet, (2) S. 68° 33' E. 570 feet, (3) N. 52° 01' E. 211.5 feet, (4) S. 73° E. 290 feet, (5) N. 35° E. 145.2 feet, (6) N. 03° 35' E. 269.7 feet, (7) N. 88° 19' E. 10.0 feet, (8) N. 03° 35' E. 173.6 feet to the center line of Roaches Lane, thence binding on the center line of Roaches Lane, (9) in an easterly direction 676 feet, more or less, to the outlines Suburbia Section 4, Plat 1, thence binding on the outlines of Suburbia as shown on Plats 1 and 2, Section 4, Suburbia, (10) N. 03° 04' W. 636.15, (11) S. 86° 21' W. 1457.13 feet, thence leaving the outlines of Suburbia for the four following courses and distances, (12) S. 05° 27' E. 406.0 feet, (13) N. 86° 21' E. 246.64 feet, (14) S. 05° 27' E. 298.13 feet to the center line of Roaches Lane, thence binding on the center line of Roaches Lane, (15) S. 83° 07' 30" W. 600 feet, more or less, to the place of beginning.

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

RE: PETITION FOR RECLASSIFICATION
from R-10 zone to R-A zone
Beginning 186' from intersection of
East Side of Century Avenue and
Center of Roaches Lane
4th District
Jacob A. Von Gunten, et al,
Petitioners.

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 67-97-R

ORDER OF DISMISSAL

Petition of Jacob A. Von Gunten, et al, for reclassification from an R-10 zone to an R-A zone, beginning 186' from the intersection of the east side of Century Avenue and the center of Roaches Lane, in the 4th District of Baltimore County.

Whereas, the Board of Appeals is in receipt of letters of dismissal of appeals filed June 16, 1967 from the attorneys representing the protestant-appellants in the above entitled matter.

Whereas, the said attorneys for the said protestants-appellants request that the appeals filed on behalf of said protestants be dismissed and withdrawn as of June 16, 1967.

It is hereby ORDERED this 20th day of June, 1967 that said appeals be and the same are dismissed.

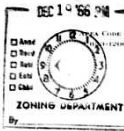
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

John A. Miller

John A. Miller

LAW OFFICES
W. LEE HARRISON
307 LOVELL FEDERAL BUILDING
32 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
December 15, 1966



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

Re: Petition for Reclassification; Beginning 186' from the intersection of the East side of Century Avenue and the center of Roaches Lane--4th District--Jacob Von Gunther, et al, Petitioner--No. 67-97-R

Dear Mr. Rose:

Please enter an appeal to the County Board of Appeals from the decision and order of the Zoning Commissioner of Baltimore County dated December 1, 1966 in the above entitled petition for Reclassification from R-10 to R-A, on behalf of J. Wesley Kulp, protestant.

Please find enclosed my check in the amount of \$80.00 to cover the cost of the appeal and two (2) signs.

Sincerely yours,

Charles E. Brooks

ek

Enclosure--Check No. 417

cc: Frank E. Cicone, Esquire
121 W. Susquehanna Avenue
Towson, Maryland 21204

BALDWIN & GEORGE
ATTORNEYS AT LAW
34 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

December 30, 1966

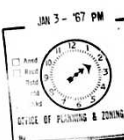
County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Jacob von Gunten
No. 67-97-R

Gentlemen:
Please enter an appeal to the decision of the Zoning Commissioner in the above captioned matter on behalf of my clients Mr. and Mrs. James E. Kraft and the Country Club Improvement Association.

Very truly yours,

Maurice W. Baldwin



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: Oct. 15, 1966
Posted for: Reclassification from R-10 to R-A
Petitioner: Jacob Von Gunten, et al.
Location of property: Roaches Lane, 4th District
Location of Sign: East side of Century Ave. 186' from intersection of Century Ave. and Roaches Lane
Remarks: See attached description
Posted by: J. Von Gunten Date of return: Oct. 15, 1966

Rec'd 6/16/67
2:10 PM

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District 4TH Date of Posting JAN. 3 1967
 Posted for APPEAL
 Petitioner JACOB VON GUNTEN, ET AL.
 Location of property BEG. 156' FROM INTERSECTION OF E. 1/2 OF CENTURY AVE. AND CENTER OF ROACHES LANE.
 Location of Sign 1/2 ROACHES LANE 190' NE OF CENTURY AVE.
2 NW 1/4 ROACHES LANE 1077' NE OF CENTURY AVE.
 Remarks JSB:ace
 Posted by JSB:ace Date of return JAN. 5, 1967
2 SIGNS

OFFICE OF THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Ridgeway, Md.
THE HERALD - ARGUS
Columbia, Md.
No. 1 Newburg Avenue CATONSVILLE, MD.
October 17, 1966.
THIS IS TO CERTIFY, that the annexed advertisement of
John G. Joss, 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 week before
the 17th day of October, 1966, that is to say
the same was inserted in the issues of
October 17, 1966.
THE BALTIMORE COUNTEAN
By Paul J. Morgan
Editor and Manager

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

INVOICE No. 42912 DATE Jan. 5, 1967
 To: Hessers, Baldwin & Gode
24 W. PENNSA. AVE.
TOWSON, MD. 21204
 DEPOSIT TO ACCOUNT NO. 01-622
 QUANTITY
 Cost of Appeal for Jacob Von Gunten, et al
167-97-R
 80.00
 1-666-2345 * 6717 TFP- 8000
 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE BALTIMORE COUNTY, MARYLAND No. 42236
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204
 DATE 11/7/66
 TO: Lester Poratky
4500 Connecticut Ave., N.W.
Washington, D.C. 20008
 BILLED BY: Zoning Dept. of Balto. Co.
 DEPOSIT TO ACCOUNT NO. 01-622
 QUANTITY
 Advertisng on posting of property for Jacob Von Gunten
167-97-R
 60.75
 11-766 1934 * 42236 TFP- 8075
 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 BALTIMORE COUNTY, MARYLAND No. 40690
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204
 DATE 10/10/66
 TO: Frank E. Cicone, Esq.
121 W. Susquehanna Ave.
Towson, Md. 21204
 BILLED BY: Zoning Dept. of Balto. Co.
 DEPOSIT TO ACCOUNT NO. 01-622
 QUANTITY
 Petition for Reclassification for Jacob Van Gunther, et al
167-97-R
 50.20
 10-1066 328 * 40690 TFP- 5000
 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 BALTIMORE COUNTY, MARYLAND No. 42300
 OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204
 DATE 12/20/66
 TO: W. Lee Harrison, Esq.
Loyola Building
22 W. Pennsylvania Ave.,
Towson, Maryland 21204
 BILLED BY: Office of Planning & Zoning
119 County Office Building
Towson, Maryland 21204
 DEPOSIT TO ACCOUNT NO. 01-622
 QUANTITY
 Cost of appeal - Property of Jacob Von Gunten, et al
No. 67-97-R
 2 signs 10.00
 50.00
 12-2066 3744 * 42300 TFP- 8000
 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.

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

Date: September 8, 1966
 TO: Mr. James S. Dyer
 FROM: Eugene J. Clifford
 SUBJECT: Re: ZAC - September 6, 1966
Roaches Lane east of Reisterstown Road
 Review of the plan dated August 26, 1966 results in the following comments.
 The proposed 521 apartments can be expected to generate 3300 trips per day; whereas if the land is developed as present'y zoned, it will generate 1000 trips per day.
 Roaches Lane presently exists as an 11' pavement with no plans for improvement because of its poor intersection with Reisterstown Road.
 Highfalcon Road is a developer's road; therefore the construction date of the road cannot be determined. It is planned as a 48' road on a 70' right of way.
 Reisterstown Road is the only major access to this site, and this arterial road is above practical capacity at this time. The practical capacity is 1800 vehicles/hr. with a possible capacity of 2200 vehicles/hr.
 If this tract is zoned R.A. it will become part of a larger apartment complex of 1261 apartment units which could be expected to generate 8000 trips per day. (See Zoning Petitions 66-272-R, 64-86-R)
 Eugene J. Clifford
 County Traffic Engineer
 SJC:CRHME

Frank E. Cicone, Esquire
 121 W. Susquehanna 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
6 day of Sept, 1966.
 Petitioner Jacob Von Gunter et al
 Petitioner's Attorney Frank E. Cicone Reviewed by JOHN D. BOSS
 Chairman of Advisory Committee

Frank E. Cicone, Esquire
 121 W. Susquehanna 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
6 day of Sept, 1966.
 Petitioner Jacob Von Gunter et al
 Petitioner's Attorney Frank E. Cicone Reviewed by JOHN D. BOSS
 Chairman of Advisory Committee

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

September 9, 1966
 Frank E. Cicone, Esquire
 121 W. Susquehanna Avenue
 Towson, Maryland 21204
 SUBJECT: Reclassification from R-10 to R-A for Jacob Von Gunther et al located Roaches Lane 156' from the 1/2 Century Avenue, 4th D (Item 5, September 6, 1966)
 Dear Sir:
 The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
 BUREAU OF ENGINEERING:
 After and never existing as indicated on the submitted plan.
 Road - 111 roads within this tract are to be developed as minimum 10' roads on 60' right of ways. Further comments may be forthcoming upon review of the road pattern by the Office of Planning and the Bureau of Traffic Engineering.
 PROJECT PLANNING DIVISION: This office is in the process of reviewing the proposed neighborhood road pattern in the vicinity of the subject site. It appears that the road pattern as proposed for the apartment complex may require some revision. It is suggested that the petitioner or his engineer contact Mr. Albert V. Quinby at his earliest opportunity.
 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
 Buildings Department
 Bureau of Traffic Engineering
 State Roads Commission
 Very truly yours,
 Albert V. Quinby, Principal Zoning Technician
 JED:ylm
 cc: Carlisle Brown-Bureau of Engineering
Albert V. Quinby-Project Planning Division

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE
 TO: Mr. John G. Rose, Zoning Commissioner Date: October 1, 1966
 FROM: George E. Gavrilis, Director of Planning
 SUBJECT: Petition 67-97-R. Beginning 186 feet from the intersection of the east side of Century Avenue & Roaches Lane.
Petition for Reclassification from R-10 to R.A.
Jacob Von Gunter, et al - Petitioner
 4th District
 HEARING: Wednesday, November 2, 1966. (1030 A.M.)
 The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-A zoning and has the following advisory comments to make with respect to pertinent planning factors:
 1. The subject petition is yet another example of proliferation of unwarranted requests for reclassification based on changes elsewhere. Since the adoption of the 4th District Zoning Map, reclassifications have in fact been granted from single family residential zoning to apartment zoning. We think that the map changes have been responsive - in fact overly responsive - to requirements for rental housing. Apartment zoning now exists for over 7000 units in the 4th District. From a planning viewpoint, there is no valid reason to add even more.
 2. Substantial portions of this part of the 4th District were designated on the zoning map for single-family cottage development. If the zoning decision-makers continue to be prodigal with the County's land resources, very shortly there will be no place left where single-family dwellings can be constructed with assurance for provision of public water and sewer facilities. In this portion of the County, the Planning staff submits that cottage development potentials have a higher priority than do apartment potentials. Land resources for cottage development should be maintained in order to retain some semblance of a balanced community.
 GEG:jms

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

October 3, 1966

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
VA. 3-3000

GEORGE E. GAVRELIIS
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

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

Frank E. Ciccone, Esquire
121 W. Susquehanna Avenue
Towson, Maryland 21204

SUBJECT: Reclassification From R-10 to
RA for Jacob Von Gunter et al
located Roaches Lane 186; fr
the E/S Century Avenue, 4th
(Supplementary Comments)

Dear Sir:

The Zoning Advisory Committee has reviewed the revised prints, and
offers the following comments:

PROJECT PLANNING DIVISION:

The road pattern has indicated on the revised prints is in accord
with the proposals made by this division.

BUREAU OF TRAFFIC ENGINEERING:

See attached comments.

Very truly yours,

JAMES E. DYER, Principal
Zoning Technician

JED:hm

cc: Albert V. Quimby-Project Planning Division

BALDWIN & GEDE
ATTORNEYS AT LAW
24 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

VALLEY 8-5678

MAURICE W. BALDWIN
JAMES A. GEDE

May 11, 1967

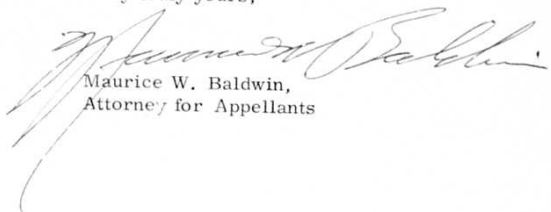
County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Jacob von Gunten
Case #67-97-R

Gentlemen:

Please dismiss the above-entitled case at the
request of the Appellants.

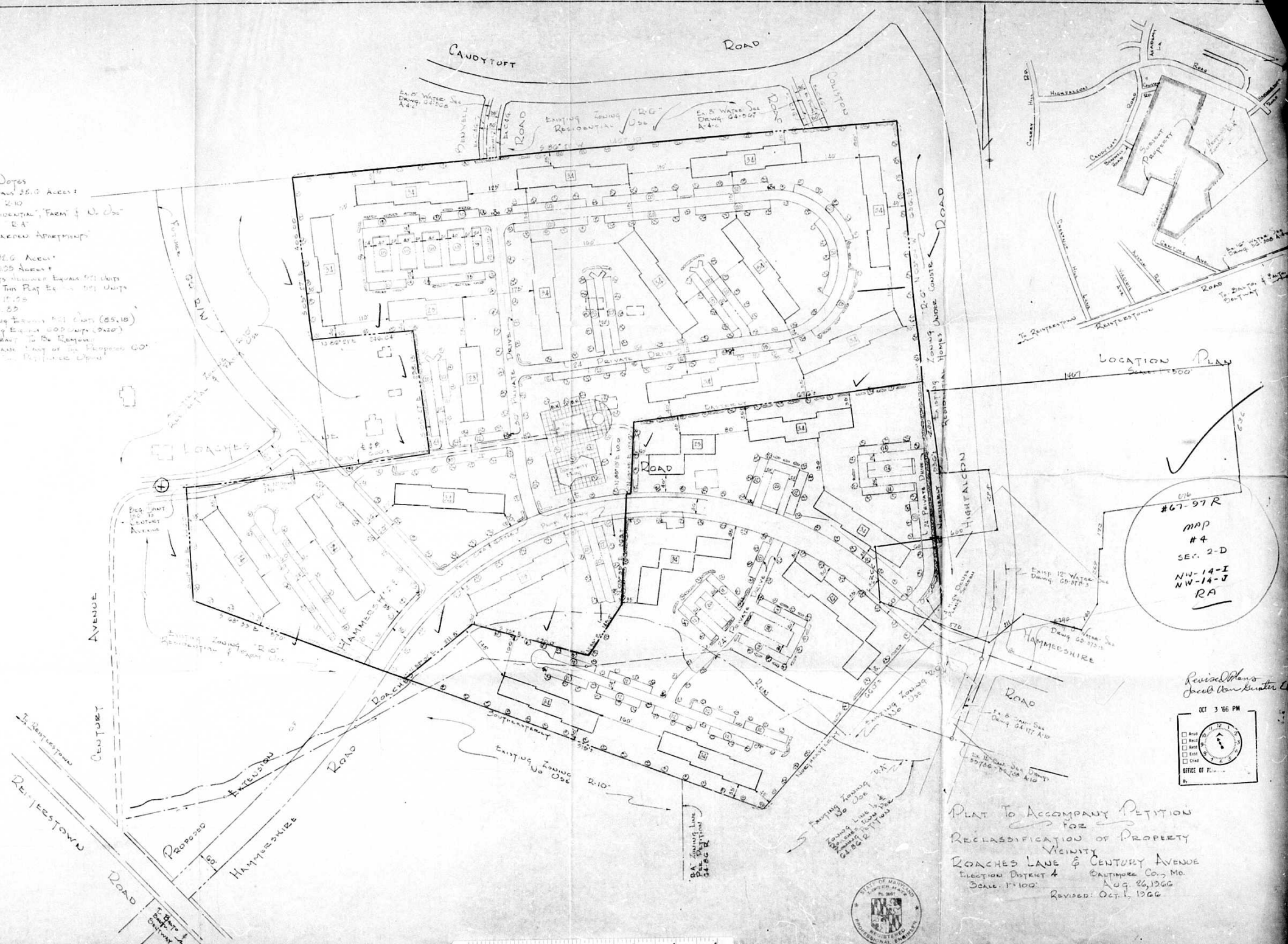
Very truly yours,


Maurice W. Baldwin,
Attorney for Appellants

MWB:bc

Rec'd 6/16/67
2:10 pm

- General Notes
1. Total Acreage in Tract Equals 36.10 Acres
 2. Existing Zoning of Tract R-10
 3. Existing Use of Tract "Residential, Farm & U. Use"
 4. Proposed Zoning of Tract "RA"
 5. Proposed Use of Tract "Garden Apartment"
 6. Density Calculations:
 - a. Gross Acreage Equals 36.10 Acres
 - b. Net Acreage Equals 30.00 Acres
 - c. Number of Apartments Allowed Equals 571 Units
 - d. Number of Apartments This Plan Equals 500 Units
 - e. Gross Density Equals 13.85
 - f. Net Density Equals 16.67
 7. Required Off-Street Parking Equals 501 Cars (85.10)
 8. Proposed Off-Street Parking Equals 600 Cars (100)
 9. Existing Structures On Tract To Be Removed
 10. That Portion of Roaches Lane East of the Proposed G.O. Road Shall Be Closed By the Proposed Open Development of the Site.



PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
ROACHES LANE & CENTURY AVENUE
ELECTION DISTRICT 4 BALTIMORE CO. MD.
SCALE: 1"=100' AUG. 26, 1966
REVISED: OCT. 1, 1966

