

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Leon A. Crane, 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-6 zone to an NC-6 zone, for the following reasons:

Error in original zoning and a genuine change in conditions.

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

Address: 607 Loyola Federal Building, Towson, Md. 21204 Contract purchaser: W. Lee Harrison, Esq. Legal Owner: Leon A. Crane

W. Lee Harrison, Esq. Petitioner's Attorney Protestants' Attorney

Address: 607 Loyola Federal Building, Towson, Md. 21204 8th day of January, 1967

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of December, 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 106, County Office Building in Towson, Baltimore County, on the 11th day of January, 1967, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 16, 1966

FROM: George E. Govelett, Director of Planning

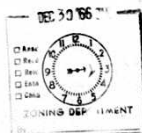
SUBJECT: Petition #67-135-R. Reclassification from R-6 to R-A. West side of Scotts Level Road 678.24 feet North of Milford Mill Road. Being the property of Leon A. Crane.

2nd District

HEARING: Wednesday, January 11, 1967 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-A, zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. Inasmuch as the adjacent tract in the north was zoned for apartments (see Petition #57-47) and the subject property apparently is a component of a larger development, we have no adverse comment on the reclassification as such.



GEO:ab

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that the petitioner has proven error in the zoning of the subject property on the Land Use Map, the granting of which will not be detrimental to the health, safety and general welfare of the locality involved, the above Reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of January, 1967, that the herein described property or area should be and the same is hereby reclassified, from R-6 zone to an R-A Zone.

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 11th day of January, 1967, 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-6 zone, and/or the Special Exception for

Zoning Commissioner of Baltimore County

W. Lee Harrison, Esq.
607 Loyola Federal Building
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

8 day of DEC, 1966.

Petitioner: Leon A. Crane

Petitioner's Attorney: W. Lee Harrison

Reviewed by: John G. Rose
Chairman of
Advisory Committee

TELEPHONE
823-3000

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 42289

DATE 12/9/66

To: W. Lee Harrison, Esq.
607 Loyola Federal Building
Towson, Md. 21204

BILL TO: Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 66-612

QUANTITY

Petition for Reclassification for Leon A. Crane
67-135-R

AMOUNT DUE

\$50.00

COST

\$50.00

12-266 3428 • 42289 11P- 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.

DESCRIPTION

FOR ZONING RECLASSIFICATION
PROPERTY OF
LEON A. CRANE
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the westernmost line of Scotts Level Road, as shown on the State Roads Commission Right of Way Plat No. 24540, distant 678.24 feet northerly from the beginning of a fillet connecting said westernmost line of Scotts Level Road with the northernmost line of Milford Mill Road, as shown on the State Roads Commission Right of Way Plat No. 24539, said point being on the fifth line of that parcel of land firstly described in a deed dated June 21, 1966 recorded among the Land Records of Baltimore County, Maryland in Liber O.T.G. No. 4634 at Folio 295 which was conveyed by Frances Burns Frey and Mary F. Burns to Leon A. Crane, Unmarried and running thence binding along the aforesaid westernmost line of Scotts Level Road, as now surveyed, the two following courses and distances, viz.:
(1) North 05° 51' 29" West 745.72 feet, and
(2) 161.95 feet in a northerly direction along the arc of a curve to the left having a radius of 699.07 feet and a long chord bearing North 16° 09' 42" West and a long chord distance of 181.33 feet to a point on the Third Line of the aforesaid parcel of land firstly described in the above mentioned deed and to a point on the Fifth line of that parcel of land which by deed dated June 19, 1953 recorded among the aforesaid Land Records in Liber O.T.G. No. 2311 at Folio 505 was conveyed by Daniel Paul Corey and Elizabeth Corey, his wife, to Leon A. Crane, Unmarried, thence binding along part of the Fifth Line of said last mentioned deed and along part of the Third Line and along the Fourth Line of that parcel of land firstly described in the above first mentioned deed South 42° 50' 45" West 563.02 feet, thence binding along the Fifth Line and along part of the Sixth Line of that parcel of land firstly described in the above first mentioned deed the two following courses and distances, viz.:

PETITION AND DESCRIPTION

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 15, 1966

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 6609/15/66 of 1 A.M. Successive weeks before the 11th day of January, 1967, the first publication appearing on the 10th day of December, 1966.

THE JEFFERSONIAN
S. Leach, Jr.
Manager

Cost of Advertisement, \$

DESCRIPTION

PROPERTY OF LEON A. CRANE
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

(1) South 64° 39' 25" East 99.00 feet, and
(2) South 60° 09' 15" East 378.16 feet to the place of beginning, containing 7.89 acres of land more or less.
BEING part of that parcel of land firstly described in a deed dated June 21, 1966 recorded among the aforesaid Land Records in Liber O.T.G. No. 4634 at Folio 295 which was conveyed by Frances Burns Frey and Mary F. Burns, to Leon A. Crane, Unmarried.

SUBJECT To the easement areas along the westernmost line of Scotts Level Road, as shown on the State Roads Commission Right of Way Plat No. 24540.

OFFICE THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Ridgdown, Md.

THE HERALD - ARBUS
Catonville, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

December 10, 1966.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 11th day of December, 1966, that is to say the same was inserted in the issues of December 12, 1966.

THE BALTIMORE COUNTEAN

By Paul J. Morgan
Editor and Manager

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 42934

DATE Jan. 11, 1967

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

DUPLICATE

Being kept of Balto. Co.

TO: **Crane & Crane**
1800 N. Charles Street
Baltimore, Md. 21201

01-122

TOTAL AMOUNT

98.13

DEPOSIT TO ACCOUNT NO. RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS COST

Advertising and posting of property
01-122-2

98.13

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2ND Date of Posting Dec. 17, 1966
Posted for: Reclassification from R-6 to R-A
Petitioner: Leon A. Crane
Location of property: W/S South Level Rd. 678.24' N of Milford Mill Rd
Location of Signs: W/S South Level Rd. 685' N of Milford Mill Rd
@ W/S South Level Rd. 570' N of Milford Mill Rd
Remarks: 2 signs
Posted by [Signature] Date of return Dec. 22, 1966
Signature

December 8, 1966

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

W. Lee Harrison, Esquire
607 Loyola Federal Building
Towson, Maryland 21204

SUBJECT: Reclassification to R-A.
For Leon A. Crane, Located W/S
Scotts Level Rd., 678.24' North
of Milford Mill Rd.
2nd District.
(Item 1 - December 6, 1966)

Dear Sir:

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

BUREAU OF ENGINEERING:

Water - Existing 12" water in Milford Mill Road.
Requiring an extension of approximately 730' to serve this site.
Sewer - Existing 16" sanitary sewer crosses Scotts Level Road approximately 400' + south of this site.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Scotts Level Road is to be developed as a minimum 40' road on a 60' right-of-way.

BUREAU OF TRAFFIC ENGINEERING:

This Bureau will review the proposed development plan, and 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:

State Roads Commission
Health Department
Office of Planning and Zoning

Very truly yours,

[Signature]
James E. Dyer, Principal
Zoning Technician

cc: Carlisle Brown - Bureau of Engineering
G. Richard Moore - Bureau of Traffic Engineering

GENERAL NOTES

1. GROSS ACREAGE OF TRACT..... 2.80 AC±
2. GROSS RESIDENTIAL ACREAGE..... 3.26 AC±
3. NET RESIDENTIAL ACREAGE..... 2.80 AC±
4. GROSS RESIDENTIAL DENSITY..... 16
5. NET RESIDENTIAL DENSITY..... 18
6. PRESENT ZONING..... R-6
7. PRESENT USE..... VACANT
8. PROPOSED ZONING..... R-A
9. PROPOSED USE..... RESIDENTIAL APARTMENTS
10. PARKING DATA:
 - NO. OF UNITS PROPOSED..... 52
 - USE..... APARTMENT
 - NO. OF SPACES REQUIRED..... 52 @ 1 SPACE/UNIT
 - NO. OF SPACES PROVIDED..... 57
11. PAVING..... BITUMINOUS CONCRETE
12. SCREENING..... COMPACTED PLANTING (4 MIN. HEIGHT)

WETCO
GREEN

RUTH T. GRINAGE ET AL
CWBUR 102318

ZONED R-6
UNDEVELOPED

PROPOSED COMPACTED
SCREEN PLANTING
(4 MIN. HEIGHT)

POINT OF BEGINNING

STATION TO BEGINNING OF
FILLET CONNECTING WEST-
ERNMOST LINE OF SCOTTS
LEVEL ROAD WITH NORTH-
EASTMOST LINE OF MILFORD
MILL RD

SCOTTS

LEVEL

BALTIMORE COUNTY BELTWAY

RIGHT OF WAY LINE OF THROUGH HIGHWAY
AS SHOWN ON SEC R/W PLAT NO 2452C

SCOTTS LEVEL

PLAN TO ACCOMPANY APPLICATION
FOR ZONING RE-CLASSIFICATION
PROPERTY OF:

LEON A. CRANE
SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
NOVEMBER 17, 1966
SCALE: 1"=50'

67-135R

OFFICE
COPY

MAP 2-B
WESTERN
AREA
NW-6-G
RA



FURDUM AND JESCHKE
CONSULTING ENGINEERS & LAND SURVEYORS
1115 MARYLAND AVENUE
BALTIMORE 15, MARYLAND

