

August 15, 1967

No. 67-164-R -- Lan-Lea Corporation

Petition, description of property, order of Deputy Zoning Commissioner

Certificate of posting

Certificates of advertisement 2 signs

Changes Since 1947 and 1959

Comments of Office of Planning

" " Bureau of Engineering

Letters of protest

List of protestants

Order of appeal

Plat filed with petition

Francis N. Iglehart, Esq.,
204 Courtland Ave.,
Towson, Maryland 21204

Counsel for petitioner

Bounds, Schoeler & Short,
Werner G. Schoeler, Esq.,
6630 Baltimore National Pike
Baltimore, Maryland 21226

" for protestants

Mr. F. B. Boyle, Jr.,
303 Cateswood Road,
Timonium, Md., 21093

protestant

Mr. Donald W. MacGlasiam,
1824 Savo Court
Timonium, Maryland 21093

Mrs. W. Andrew Shore,
126 Aylesbury Road,
Timonium, Md. 21093

Greater Timonium Council Inc.,
P. O. Box 58, Timonium, Md.

RE: PETITION FOR RECLASSIFICATION
E/S YORK ROAD 635 FEET NORTH
OF HADDINGTON ROAD
8th District
Lan-Lea Corporation
Petitioner
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 67-164-R

ORDER OF DISMISSAL

Petition of Lan-Lea Corporation for reclassification from R-6 zone to an R-A zone, on property located on the east side of York Road 635' north of Haddington Road, in the 8th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed August 7, 1967 (a copy of which is attached hereto and made a part hereof), from the attorneys representing the protestants-appellants in the above entitled matter.

WHEREAS, the said attorneys for the said protestants-appellants request that the appeal filed on behalf of said protestants be dismissed and withdrawn as of November 4, 1968.

It is hereby ORDERED this 6th day of November, 1968 that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slowik, Acting Chairman
Walter A. Reiter, Jr.

John A. Miller

RE: PETITION FOR RECLASSIFICATION
E/S YORK ROAD 635 FEET N OF
HADDINGTON ROAD - 8TH DISTRICT
LAN-LEA CORPORATION, PETITIONER
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
NO. 67-164-R

NOTICE OF DISMISSAL

Please enter a Dismissal of the Appeal filed in the above entitled case.

Carl Knepper

Edna Knepper

Bounds, Schoeler & Short

Edward Bogusko

Werner G. Schoeler

Helen Bogusko

Earle Hart, Jr.

Elaine E. Hart

Edward Bender

Mary Alice Bender
Mary Alice Bender

Paul Buckley
Paul Buckley

Phyllis M. Buckley

Roseanne Hodgdon

HAVENWOOD IMPROVEMENT
ASSOCIATION, INC.

By: David A. Hickey

GREATER TIMONIUM COMMUNITY
COUNCIL, INC.

By: Donald T. Balderer

I HEREBY CERTIFY that on the 29th day of October, 1968, the foregoing Notice of Dismissal was mailed to Francis N. Iglehart, Esquire, Attorney for the Petitioner, 204 Courtland Avenue, Towson, Maryland, 21204.

Werner G. Schoeler
Attorney for Appellants

- 2 -

RE: PETITION FOR RECLASSIFICATION
E/S York Road 635 feet N of
Haddington Road - 8th District
Lan-Lea Corporation, Petitioner
NO. 67-164-R
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner's property, consisting of five acres, is the subject of a Petition for reclassification from an R-6 zone to an RA zone. This tract is part of an eight acre parcel. Three acres of which constitute the front portion bordering on York Road. The three acres are already zoned R-6 and presently houses a motel and office building.

The five acre parcel is presently used as a legal non-conforming structure. If zoning is granted, the present structure would be razed and new apartment units constructed.

Plans call for the construction of 80 units with 138 off-street parking spaces. Water and sewer are available and adequate.

Comments from the Office of Planning and Zoning are as follows:

- There have been reclassifications to commercial zoning for the York Road frontage adjacent to the subject property. Access to this tract is solely through the commercial frontage onto York Road, which is an arterial street.
- The subject property is located near an area which has been identified as a "community center." From a planning viewpoint, apartments are appropriate near community centers.
- RA zoning between the commercial area in front of the subject property and the R-6 zoning to the rear would provide for appropriate transitional use.
- In view of the above consideration, we favor the reclassification requested.

After considering the Planning Director's opinion with respect to the merits of the subject Petition and the numerous reclassifications in the general area, it seems appropriate and logical to the Deputy Zoning Commissioner to grant this Petition.

For the foregoing reasons IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20th day of July, 1967, that the herein described property or area should be and the same is hereby reclassified from an R-6 zone to an RA zone, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

Edward D. Harlick
DEPUTY ZONING COMMISSIONER

PETITION FOR ZONING RECLASSIFICATION
AND/OR SPECIAL EXCEPTION
#67-164-R

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lan-Lea Corporation, 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-6 zone to an RA zone, for the following reasons:

To permit apartment construction and use on the five acre parcel designated in accordance with zoning and use changes in this area of the 8th Election District.

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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

LAN-LEA CORPORATION

By: Werner G. Schoeler
Legal Owner

Contract purchaser

Address 1727 York Road

Lutherville, Md., 21093

Protestant's Attorney

Francis N. Iglehart

Address 204 Courtland Avenue - 4

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day of January, 1967, 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 20th day of February, 1967, at 11:00 o'clock A.M.

Office of Planning & Zoning

(over)

PETITION FOR RECLASSIFICATION
8th DISTRICT
#67-164-R

ZONING: From R-6 to R-A Zone.
LOCATION: East side of York Road 635 feet North of Haddington Road.
DATE & TIME: MONDAY, FEBRUARY 20, 1967 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 N. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Present Zoning: R-6
Proposed Zoning: R-A
All that parcel of land in the 8th Election District of Baltimore County

Being the property of Lan-Lea Corporation, as shown on plat plan filed with the Zoning Department.

Hearing Dates: Monday, February 20, 1967 at 11:00 A.M.
Public Hearings: Room 106, County Office Building, 111 N. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN L. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR ZONING RECLASSIFICATION
AND/OR SPECIAL EXCEPTION
#67-164-R

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lan-Lea Corporation, 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-6 zone to an RA zone, for the following reasons:

To permit apartment construction and use on the five acre parcel designated in accordance with zoning and use changes in this area of the 8th Election District.

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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

LAN-LEA CORPORATION

By: Werner G. Schoeler
Legal Owner

Contract purchaser

Address 1727 York Road

Lutherville, Md., 21093

Protestant's Attorney

Francis N. Iglehart

Address 204 Courtland Avenue - 4

ORDERED BY The Zoning Commissioner of Baltimore County, this 24th day of January, 1967, 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 20th day of February, 1967, at 11:00 o'clock A.M.

Office of Planning & Zoning

(over)

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lan-Lea Corporation, 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 all R-6 zone to an NU-12-A zone, for the following reasons:

To permit apartment construction and use on the five acre parcel designated in accordance with zoning and use changes in this area of the 8th Election district,

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 noted 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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

By Lan-Lea Corporation
Contract purchaser
Address 1227 York Road
Lutherville, Md. 21093
By Francis N. Iglehart
Petitioner's Attorney
Address 204 Courtland Avenue - 4

ORDERED: By the Zoning Commissioner of Baltimore County, this 24th day of JANUARY, 1967, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of February, 1967, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

BY: MDL
DATE: 12/5/66

Zoning Description
The Lan-Lea Corporation Property

BRIDGING for the same at a point on the east side of the York Road distant 635 feet more or less northwesterly from the center of Haddington Road and at the beginning of the parcel of land which by a deed dated July 17, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3563 folio 175 was conveyed by Roy B. Latham and wife to the Lan-Lea Corporation, and running thence binding on the east side of York Road, (1) North 120° 15' West 550.28 feet, thence leaving York Road (2) North 81° 15' East 611 feet, (3) South 24° 30' East 510 feet more or less and (4) South 77° 32' West 719 feet more or less to the place of beginning.

Containing 7.9 acres of land more or less.

Being all of the parcel of land which by a deed dated July 17, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3563 folio 175 was conveyed by Roy B. Latham and wife to the Lan-Lea Corporation.

Saving and excepting from the above all the land now owned "W.L." and described as lying between the center of York Road and a line drawn parallel to York Road and 270 feet northwesterly measured at a right angle from the center of York Road and containing approximately 2.9 acres of land.



JAMES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204

BY: MDL
DATE: 12/5/66

Zoning Description
The Lan-Lea Corporation Property

BRIDGING for the same at a point on the east side of the York Road distant 635 feet more or less northwesterly from the center of Haddington Road and at the beginning of the parcel of land which by a deed dated July 17, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3563 folio 175 was conveyed by Roy B. Latham and wife to the Lan-Lea Corporation, and running thence binding on the east side of York Road, (1) North 120° 15' West 550.28 feet, thence leaving York Road (2) North 81° 15' East 611 feet, (3) South 24° 30' East 510 feet more or less and (4) South 77° 32' West 719 feet more or less to the place of beginning.

Containing 7.9 acres of land more or less.

Being all of the parcel of land which by a deed dated July 17, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3563 folio 175 was conveyed by Roy B. Latham and wife to the Lan-Lea Corporation.

Saving and excepting from the above all the land now owned "W.L." and described as lying between the center of York Road and a line drawn parallel to York Road and 270 feet northwesterly measured at a right angle from the center of York Road and containing approximately 2.9 acres of land.



8th District
E/S York Road 635' N. of
Haddington Road
Lan-Lea Corporation, Petitioner
2 SIGNS

Francis N. Iglehart, Esq.
204 Courtland Ave.
Towson, Md. 21204

NOTICE OF HEARING

Re: Petition for Reclassification for Lan-Lea Corp.
#67-164-R

TIME: 11:00 A.M.
DATE: Monday, February 20, 1967
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESTNUT AVENUE
TOWSON, MARYLAND.

ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR RECLASSIFICATION
8th DISTRICT
ZONING FROM R-6 TO R-6A
LOCATION: East side of York Road 635 feet North of Haddington Road.
DATE & TIME: MONDAY, FEBRUARY 20, 1967 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chestnut Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, will hold a public hearing.
Present Zoning: R-6
Proposed Zoning: R-6A
All that parcel of land in the 8th District of Baltimore County.
BRIDGING for the same at a point on the east side of the York Road distant 635 feet more or less northwesterly from the center of Haddington Road and at the beginning of the parcel of land which by a deed dated July 17, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3563 folio 175 was conveyed by Roy B. Latham and wife to the Lan-Lea Corporation, and running thence binding on the east side of York Road, (1) North 120° 15' West 550.28 feet, thence leaving York Road (2) North 81° 15' East 611 feet, (3) South 24° 30' East 510 feet more or less and (4) South 77° 32' West 719 feet more or less to the place of beginning.
Containing 7.9 acres of land more or less.

OFFICE OF
THE BALTIMORE COUNTY
THE COMMUNITY NEWS
No. 1 Newburg Avenue
CATONSVILLE, MD.
THE HERALD - ARGUS
Catonville, Md.
February 4, 1967.
THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTYMAN, a group of those weekly newspapers published in Baltimore County, Maryland, once a week for one successive week before the 20th day of February, 1967, that is to say the same was inserted in the issue of February 5, 1967.
THE BALTIMORE COUNTYMAN
By Paul J. Morgan
Editor and Manager

DUPLICATE
CERTIFICATE OF PUBLICATION
TOWSON, MD. FEBRUARY 2, 1967
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., one time once before the 20th day of February, 1967, the first publication appearing on the 2nd day of February, 1967.
THE JEFFERSONIAN
By L. L. Lank
Manager.
Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 8th
Posted for: Hearing Mon Feb 20-67 11:00 A.M.
Petitioner: Lan-Lea Corp.
Location of property: E/S York Rd. 635' Np Haddington Ave
Location of Sign: @ on front of the Lan-Lea Motel
Good 1 at the corner of York Rd.
Remarks:
Posted by: Robert Lee Baulch Date of return: 2/19/67

DUPLICATE
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 8th
Posted for: Lan-Lea Corporation
Petitioner: Lan-Lea Corporation
Location of property: E/S York Rd. 635' Np Haddington Ave
Location of Sign: @ on front of the Lan-Lea Motel
Good 1 at the corner of York Rd.
Remarks:
Posted by: Robert Lee Baulch Date of return: 2/19/67

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 10, 1967
FROM: Leslie H. Groff, Deputy Director of Planning
SUBJECT: Petition #164-R. East side of York Road 635 feet North of Haddington Road. Petition for Reclassification from R-6 to R-6A. Lan-Lea Corporation - Petitioners.
8th District
HEARING: Monday, February 20, 1967. (11:00 A.M.)

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

1. There have been reclassifications to commercial zoning for the York Road frontage adjacent to the subject property. Access to this tract is solely through the commercial frontage onto York Road, which is an arterial street.
2. The subject property is located near an area which has been identified as a "community center." From a planning viewpoint, apartments are appropriate near community centers.
3. R-6A zoning between the commercial area in front of the subject property and the R-6 zoning to the rear would provide for appropriate transitional use.
4. In view of the above consideration, we favor the reclassification requested.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

February 14, 1967
COUNTY OFFICE BUILDING
111 W. CHESTNUT AVE.
TOWSON, MD. 21204
14-1-2000
GEORGE E. OLIVELLE
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER
Francis N. Iglehart, Esq.
204 Courtland Ave.
Towson, Md. 21204
Dear Sirs:

This enclosed memorandum is sent to you in compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code. Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his deputy) and NOT to the Zoning Commissioner. If you desire to have a member of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

Yours very truly,
John G. Rose
JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba
encl:

BOUNDS, SCHOLLER & SHORT

ROLAND B. BOUNDS
WERNER G. SCHOLLER
KENNETH D. SHORT
FAY DENCKLE, CLERK
CLARENCE WERNER, 1964

December 27, 1967

The Honorable William Baldwin, Chairman
County Board of Appeals
Room 303
County Office Building
Towson, Maryland 21204

Re: Lan-Lea Corporation - Case #67-64-R
REQUEST FOR POSTPONEMENT

Dear Mr. Chairman:

Request is hereby made on behalf of the undersigned and Francis N. Iglehart, Counsel for the Petitioner, for a postponement of the scheduled January 11th hearing.

It is the joint wish of Mr. Iglehart and myself that a new hearing date be postponed for a minimum of ninety (90) days from the presently scheduled date.

Your cooperation in this request would be appreciated. Many thanks and, best wishes for a healthy, happy new year.

Very truly yours,

Werner G. Scholler

Werner G. Scholler,
Counsel for the Petitioner

WGS/cd

cc: Francis N. Iglehart, Esquire

*Best 28.67
9 30 am*

*Review and act 2/14/68
If granted by Mr. Scholler for (phone)*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
Tel. 271-1111

George E. Gavvelius
Director
John G. Rose
Zoning Commissioner

August 15, 1967

Francis N. Iglehart, Esq.,
204 Courtland Ave.,
Towson, Maryland 21204

Re: Petition for Reclassification
from R-6 to R-A Zone - E/S
York Road 635' N. Haddington
Road 8th District -
Lan-Lea Corp., Petitioner
No. 67-164-R

Dear Mr. Iglehart:

An appeal has been filed from the decision of the Zoning Commissioner rendered in the above matter.

You will be duly notified of the date and time of appeal when scheduled by the Board of Appeals.

Very truly yours

Zoning Commissioner

cc: Mr. E. B. Boyle, Jr.,
303 Gateswood Road
Timonium, Md. 21093

Mr. Donald W. MacGlashan
1824 Savo Court
Timonium, Md. 21093

Greater Timonium Council, Inc.,
P. O. Box 58, Timonium, Md.

Mrs. W. Andrew Shore,
126 Aylesbury Road,
Timonium, Md. 21093

INTER-OFFICE CORRESPONDENCE

BUREAU OF TRAFFIC ENGINEERING

Baltimore County, Maryland

Towson, Maryland 21204

Date: February 28, 1967

TO: Mr. James E. Dyer
FROM: Eugene J. Clifford
SUBJECT: Zoning Petition 67-164-R
R/S York Road 635' N/W of Haddington Road

Review of the subject plan dated December 3, 1966 results in the following comment.

The site can be expected to generate approximately 500 trips/day as R.A. zoning and 200 trips/day as R-6.

York Road has a 1965 traffic volume 21,800 A.D.T. and a design capacity of 18,000 A.D.T.

Eugene J. Clifford
Eugene J. Clifford
County Traffic Engineer

RJC:CHM



MR. & MRS. EDWARD B. BOYLE, JR.
303 GATESWOOD ROAD
TIMONIUM, MARYLAND 21093

February 18, 1967

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

Dear Mr. Rose,

We wish to go on record as being opposed to any further apartment re-zoning in the Lutherville, Timonium, Cockeysville area.

We understand that the Lan-Lea Corporation wishes to re-zone some 8-10 acres of land for apartment use.

The schools and public services are already overburdened with the high population density re-zoning that has been enacted in the last two years.

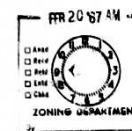
It is time to put a halt to the mass apartment building and let the community catch up the back-log of things un-done.

We have enjoyed living in this part of the County, but feel that it will not remain a pleasant place to live at the rate of the present "progress".

Thank you very much for your consideration of our views in this matter. We sincerely hope that you will agree.

Sincerely,

Edward B. Boyle, Jr.
Mr. & Mrs. E. B. Boyle, Jr.



Greater Timonium Community Council, Inc.

P. O. BOX 58
TIMONIUM, MARYLAND 21093

February 18, 1967

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

Re: Zoning Case, by Lan-Lea Corporation

Dear Sir:

This Council, a corporate entity, is comprised of the following named organizations:

Community Associations	Service Organizations
Dulaney Forest	Springlake Woman's Club
Northampton	Timonium Elementary P.T.A.
Valley Crest	Pot Spring Elementary P.T.A.
Wakefield	Cockeysville Elementary P.T.A.
Pot Spring	Ridgely Junior High P.T.A.
Springlake	Dulaney Senior High P.T.A.
Haverford	

By virtue of its Constitution and By-laws and by its Board of Directors Resolution on February 17, 1967, I am authorized to give you notice that this Council strongly opposes the re-zoning of land as petitioned in the above referenced case. Reasons for this position taken by this Council are:

1. With 4,000 apartment units now authorized in this area, prudent usage of remaining land should dictate that it be reserved for individual resident development if population density is to be kept within reasonable limits of available county facilities.
2. Further apartment zoning in this area can only add to capacity problems in school facilities that now exist.
3. Existing individual resident owners, (and tax payers) will absorb further losses in property values if apartment zoning is allowed to continue expansion in this area.

In its primary purpose of serving the best interests of this community, this Council looks to your office for assistance in this matter.

Very truly yours,
Elmer S. McKee
Elmer S. McKee
President

ESMcK/cjb



NEWS OF OUR COMMUNITY

Northampton Notes

ISSUED BY THE OFFICERS AND
BOARD OF DIRECTORS OF
THE NORTHAMPTON COMMUNITY ASSN., INC.

February 17, 1967

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

Dear Mr. Rose:

The officers and directors of the Northampton Community Association, Inc., an association of 233 families in the Lutherville-Timonium area, voted on February 17, 1967 to oppose the petition of the Lan-Lea Corporation to change the existing zoning of their property from R-6 to R-A.

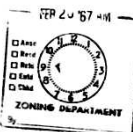
We oppose this petition on the grounds that apartment dwellings are incompatible with the existing zoning plan and that an increase in the number of family units in this immediate area will over-tax an already burdened school system.

We trust you will agree with us and will deny this petition.

Yours truly,

Donald W. MacGlashan
Donald W. MacGlashan
President

Donald W. MacGlashan
1824 Savo Court
Timonium, Md. 21093



Protestants

*Mrs. W. Andrew Shore 126 Aylesbury Rd., Towson
Mrs. E. B. Boyle, Jr. 303 Gateswood*

R-A Zoning Granted In 8th Election District Since 1959

Project No.	App. No.	Location	Date Granted
75	5472	S. Warren Rd. 1037' E. of York - Warren Apts. (12,000')	4/19/62
	64-51	" 200' E. of " - Warren Lodge	3/5/64
76	4716 63-104	N. Alms House Rd., E. of York Town Village Apts.	10/19/59
	64-34 5702 & 65106 65-183	SE cor Cranbrook & Thorngate - Briarcliff Apts. East	4/7/64 2/4/65 10/22/63 12/4/62 12/16/64
77	63-140	N. Padonia Rd., 519' NE of Treherne - Springlake Apts.	12/9/64
78	5828	S. Parks Ave., E. of York - Coachford Apts. (8000')	8/20/64
79	64-1	N. Gerand Ave., 155' E of York	6/16/64
80	64-10	N. Melanchton Dr., 150' W of York	6/2/65
81	5826 & 65-73	Eg Front Avenue, 100' S. of Lincoln Ave. (3900')	10/19/65
82	4925 & 5326	N. Bellona Ave., W of Charles Street - Ruxton Towers	3/24/61 8/29/62

Also extensive R-A Zoning along Fairmount Avenue in 9th District approximately 6000 feet from subject property.

Zoning Changes On Lan-Lea Property Since 1947

839 - 2/12/47 Ed. 150x200'; 280' N. of Garden Road and 450' E of York Road A residence to C residence. Granted on 3/10/47 by Charles Dowing.

1955 map shows RA where offices now are.

4226 - 12/3/57 Pet. for center parcel from R-6 to RA granted by Council on 2/25/58.

4596 - 2/11/59 Pet. to change southern front parcel from RA to RL (where offices now are) filed by Lanham and granted 4/7/59.

4763 - 7/29/59 Petition for center parcel RA to RL, north most parcel from R-6 to RL filed by Lan-Lea Corporation. Denied by Rose, appealed and granted on 2/29/60.

August 15, 1967

Francis N. Iglehart, Esq.,
204 Courtland Ave.,
Towson, Maryland 21204

Re: Petition for Reclassification
from R-6 to R-A Zone - E/S
York Road 635' N. Haddington
Road 8th District -
Lan-Lea Corp., Petitioner
No. 67-164-R

Dear Mr. Iglehart:

An appeal has been filed from the decision
of the Zoning Commissioner rendered in the above matter.

You will be duly notified of the date and time
of appeal when scheduled by the Board of Appeals.

Very truly yours

Zoning Commissioner

cc: Mr. E. B. Boyle, Jr.,
303 Gateswood Road
Timonium, Md. 21093

Mr. Donald W. MacGlashan
1824 Saw Court
Timonium, Md. 21093

Greater Timonium Council, Inc.,
P. O. Box 58, Timonium, Md.

Mrs. W. Andrew Shore,
126 Aylesbury Road,
Timonium, Md. 21093

RE: PETITION FOR RECLASSIFICATION : DEPUTY ZONING COMMISSIONER
E/S YORK ROAD 635 FEET N OF : OF
HADDINGTON ROAD - 8th DISTRICT :
LAN-LEA CORPORATION, PETITIONER : BALTIMORE COUNTY
: MD. 67-164-R

NOTICE OF APPEAL

MR. COMMISSIONER:

Please enter an appeal to the County Board of Appeals on your Order
dated July 10, 1967 in the above entitled case, rezoning R-6 zone to an RA
zone the property subject of the Petition for Reclassification, on behalf of
the following persons, property owners and taxpayers of Baltimore County:

Carl Knepper and
Edna Knepper, his wife
1807 East Ridge Road
Timonium, Maryland 21093

Edward Bogusko and
Helen Bogusko, his wife
15 Atherton Road
Timonium, Maryland 21093

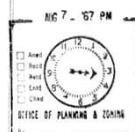
Earl Hart and
Elaine C. Hart, his wife
17 Atherton Road
Timonium, Maryland 21093

Edward Bender and
Mary Alice Bender, his wife
19 Atherton Road
Timonium, Maryland 21093

Paul Buckley and
Phyllis M. Buckley, his wife
21 Atherton Road
Timonium, Maryland 21093

(Mrs.) Roseanne Hodgdon
23 Atherton Road
Timonium, Maryland 21093

Havenwood Improvement
Association, Inc.,
a body corporate under
the laws of Maryland
c/o Jerrold S. Harris,
Corresponding Secretary
28 Atherton Road
Lutherville, Maryland 21093



Greater Timonium
Community Council, Inc.,
a body corporate under
the laws of Maryland
c/o John Dix, President
2208 Eastlake Road
Lutherville, Maryland 21093

Bounds, Schoeler & Short
Bounds, Schoeler & Short

Werner G. Schoeler
Werner G. Schoeler
Attorneys for the Appellants
Pedical Center West
6630 Baltimore National Pike
Baltimore, Maryland 21228
Telephone - 744-8200

I HEREBY CERTIFY that on the 7th day of August, 1967, the
aforegoing Notice of Appeal was mailed to Francis N. Iglehart, Esquire,
Attorney for the Petitioner, 204 Courtland Avenue, Towson, Maryland, 21204.

Werner G. Schoeler
Werner G. Schoeler,
Attorney for Appellants

- 2 -

R-A Zoning Granted in 9th Election District Since 1959

Project No.	App. No.	Location	Date Granted
75	5472	S. Wagon Rd. 1037' E. of York - Warren Apts	4/19/62
	64-51	" " " " - Warren Lodge	3/5/64
76	4716 63-104	De Alma House Rd., E. of York Town Village	10/19/59
	64-34 5702 &	Apts.	4/7/64
	65106 65-183	SE cor Cranbrook & Thorngate - B. J.cliffe Apts. East	2/4/65
			10/22/63
			12/4/62
			12/16/64
77	63-140	N. Padonia Rd., 519' SE of Treherne - Springlake Apts.	12/9/64
78	5028	S. Parks Ave., E. of York - Coachford Apts. (6000')	8/20/64
79	64-1	N. Gerard Ave., 155' E of York	6/16/64
80	64-10	N. Melnchton Dr., 150' W of York	6/2/65
81	5026 & 63-78	E. Front Avenue, 100' S. of Lincoln Ave. (2900') Cardiff at Charles	10/19/65
82	4925 & 5326	N. Bellona Ave., W of Charles Street - Buxton Towers	3/24/61
			8/29/62

Also extensive R-A Zoning along Fairmount Avenue in 9th District approximately 6000 feet from subject property.

July 7, 1967

Francis N. Iglehart, Esquire
204 Courtland Avenue
Towson, Maryland 21204

RE: Petition for Reclassification
E/S York Road 635 feet N of
Haddington Road - 8th District
Lan-Lea Corporation, Petitioner
NO. 67-164-R

Dear Mr. Iglehart:

I have this date passed my
Order in the above captioned matter. Copy of said order is
attached.

Very truly yours,

Edward D. Hardesty
EDWARD D. HARDESTY
Deputy Zoning Commissioner

EDH:jdr

cc: Mr. E. B. Boyle, Jr.,
303 Gateswood Road
Timonium, Maryland 21093

Mr. Donald W. MacGlashan
1824 Saw Court
Timonium, Maryland 21093

Greater Timonium Council, Inc.,
P. O. Box 58
Timonium, Maryland 21093

Mrs. W. Andrew Shore
126 Aylesbury Road
Timonium, Maryland 21093

February 20, 1967

Francis N. Iglehart, Esq.,
204 Courtland Ave.,
Towson, Md. 21204

Re: Petition for Reclassification for Lan-Lea Corp.
67-164-R

Dear Sir:

This is to advise you that \$28.00 is due for advertising and
posting of the above property.

Please make check payable to Baltimore County, Md. and remit
to Mrs. Anderson, Room 119, County Office Building.

Yours very truly,

JOHN E. ROSE
ZONING COMMISSIONER

JER/ae

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

Date: February 20, 1967

TO: Mr. James D. Dyer

FROM: Eugene J. Clifford

SUBJECT: Zoning Petition 67-164-R
4/5 York Road 635' N/4 of Haddington Road

Review of the subject plan dated December 3, 1966
results in the following comment.

The site can be expected to generate approximately
500 trips/day as R-A zoning and 200 trips/day as R.O.

York Road has a 1965 traffic volume 21,800 A.D.T.
and a design capacity of 13,000 A.D.T.

Eugene J. Clifford
Eugene J. Clifford
County Traffic Engineer

EJC:GMM



RE: PETITION FOR RECLASSIFICATION
AND SPECIAL EXCEPTION FOR HOTEL
or Motor Court - E. S. York Road
S. Ridgeley Road, 8th District
The Lanika Corporation, et al,
Petitioners

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 4763-RX

OPINION

This corporate Petitioner has owned the subject property and adjoining business local property to the south since July of 1959. It now asks that we reclassify to "B-1" the center portion of its property, now zoned "B-1", and the northernmost portion, which is presently zoned "B-6". The "B-1" section of its property to the south, not included in this application, has since July of 1958 been used as a hotel in conjunction with the rental of apartments in the center section, which center section is part of the property covered by this application. Expansion of the existing hotel use, along with complementing necessary "B-1" uses, is contemplated.

Such evidence has been placed before us by the Petitioner and by the substantial number of Protestants, out of whom are residents of Rosewood, a fine residential development to the northeast. Some of the Rosewood homes back against the subject property, being separated therefrom by a lot chain link fence. It is important to note that this portion of Rosewood fronts on Ridgeley Road, of which road the Lanika property has no proven use.

Mr. Joseph P. Thomson, a traffic expert who appeared for the Petitioner, testified that some of the York Road traffic has been diverted away from this area by the Baltimore-Harrisburg Expressway. He admits, however, that the overall volume of traffic has not decreased because of the rapid residential and commercial development of the area. He stated that the diverted through traffic has been replaced with local traffic, leaving the pattern about the same. York Road here is about 60 feet in width; the speed limit is 30 miles per hour. There are no exits from the subject property, one 170 feet wide on the north property line and the other 20 feet wide on the south. Sight distances can be made adequate by proper planning.

In the opinion of the Board, there have been substantial changes in the neighborhood to justify the reclassification, including one nearby change to commercial as recently as 1962. The requested change, in our opinion, will not adversely affect the neighborhood welfare, will not depreciate residential property, cause a traffic hazard or moral or health risk. The safety of children is always in our mind; that they be protected from passing traffic. The granting of such a change is not a matter of right, but of discretion. In fact, the impact on the neighborhood is not a matter of right, but of discretion. In fact, the impact on the neighborhood is not a matter of right, but of discretion.

exception are granted, provided, however, that suitable signs be provided by the City of Baltimore to guide drivers and to provide safe entrance and exit to and from the property.

67-164R

5 acres - see list of hearings
on this tract - see list of
changes in area - see planning amounts
see Board prior -

Mr. Spence - Engineer - from portion of property
is BL + 270' from center
of York Rd - land is R-6 in
3 sides - 4 miles - 27' - 1/2
Motel - offer bldg - 900 sq ft in BL
portion - would encompass 80
units with 138 parking spaces -
only tract is now used as apt's project -
14 bldgs - (27 units)
8 service bldgs
Port
Utilities are available & adequate -

Mr. Spence - Pres. of bldg. moving tract - since 1959 -
existing apt's in rear portion are
1 to 4 bedrooms - 85% furnished -
all proposed apt's would be furnished -
6 hours in 11 side of tract are also
owned by Petitioner & are rented -

Portals
see no need - traffic delayed -

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

Date: February 20, 1967

TO: Mr. James E. Dyer
FROM: Eugene J. Clifford
SUBJECT: Zoning Petition 67-164-R
S/W York Road 435' N/W of Haddington Road

Review of the subject plan dated December 3, 1966 results in the following comment.

The site can be expected to generate approximately 500 trips/day as R.A. zoning and 200 trips/day as R-6. York Road has a 1965 traffic volume 21,800 A.D.T. and a design capacity of 13,000 A.D.T.

Eugene J. Clifford
County Traffic Engineer

EJC:CHM



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

Date: February 20, 1967

TO: Mr. James E. Dyer
FROM: Eugene J. Clifford
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Eugene J. Clifford
County Traffic Engineer

EJC:CHM



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MD. 21204

Francis N. Iglehart, Esquire
204 Courtland Avenue
Towson, Maryland 21204
January 26, 1967

Subject: Reclassification from R-6
to RA for Lan-Lex Corp.
located E/S of York Road
NW of Haddington Road
8th District
(Item 1, January 24, 1967)

Dear Sir:

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

BUREAU OF TRAFFIC ENGINEERING - This Office will review and make any necessary comments at a later date.

PROJECT PLANNING DIVISION - After a thorough field investigation, this Office has no adverse comments to make, at this time.

HEALTH DEPARTMENT - Since there is metropolitan water and sewer available to the site, this Office has no comment.

STATE ROADS COMMISSION - The plan indicates the use of existing points of access to York Road. These points of access conform to State Roads Commission standards and no further improvement will be necessary.

ZONING ADMINISTRATION DIVISION - This Office has made a field inspection and has reviewed the proposed site plan. The proposal appears to meet all zoning regulations; therefore, we have no adverse comments to make.

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: Building Engineer, Board of Education, Bureau of Land Development, Industrial Development.

BUREAU OF ENGINEERING -
Water - Existing 12" and 30" water in York Road
Sewer - Existing 8" sanitary sewer in York Road as indicated on the submitted plat. Adequacy of the existing utilities to be determined by developer or his engineer.

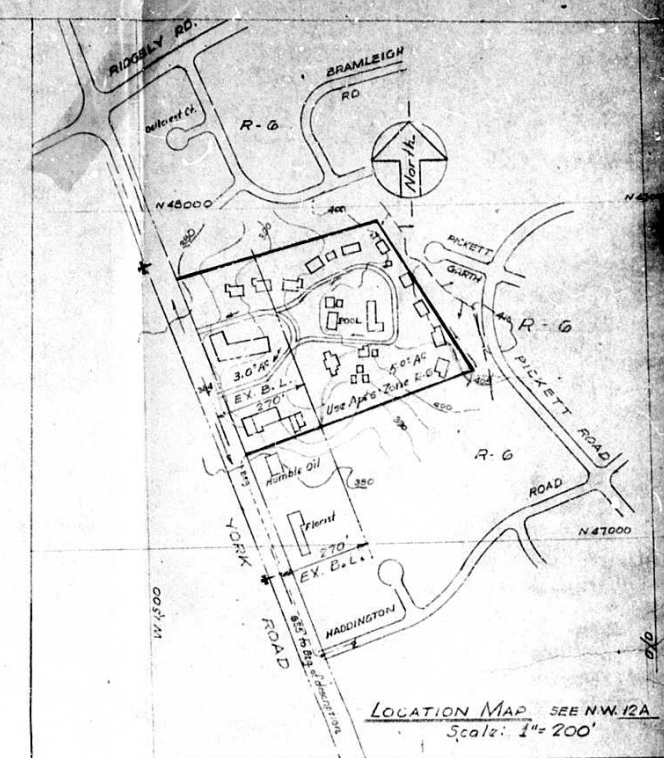
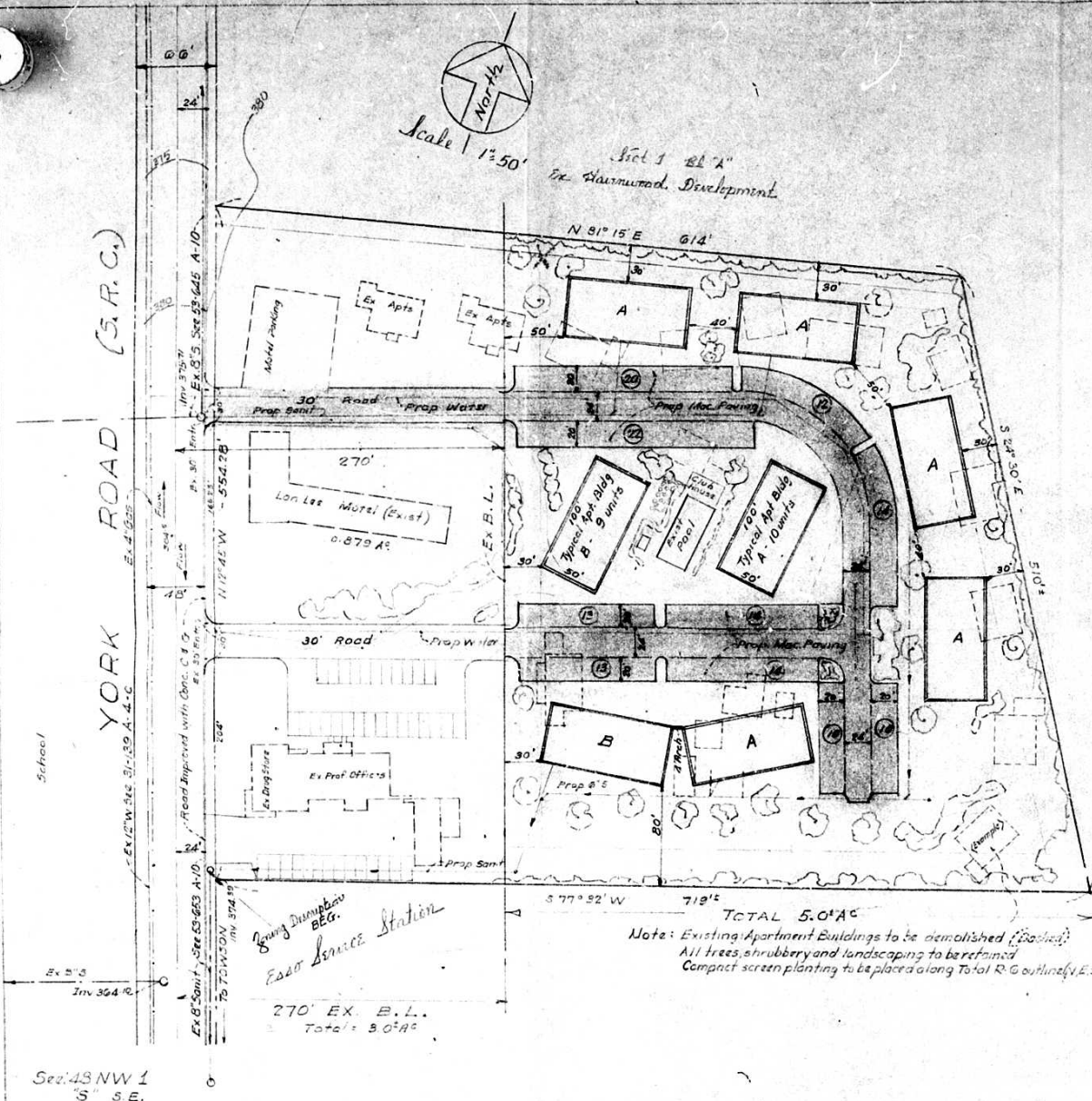
FIRE BUREAU - 1. Require plot plans to indicate location for fire hydrants and size of water mains supplying site. 2. Any further comments will be made by the Bureau when plot plans are submitted.

Very truly yours,

James E. Dyer
JAMES E. DYER, Principal
Zoning Technician

JED/jer

cc: Bureau of Engineering, Carlisle Brown



D.P.W. All Utilities available onsite. Private Roads to S.R.C. Entry
 Zoning Planning & Density Data:
 Zoning: by Map-270 Bal York R-G Use Apartments (5.0:1)
 Proposed R-A
 Acreage: Total tract 8.0 (minus B.L. 3.0') Gross = 5.0'
 Net = 5.0'
 Units Permitted: 5.0 x 16 = 80
 Parking: Required 80 Proposed 138 spaces 9'x20' (ratio 1.4:1)

Plat for Zoning Purposes Lan Lee Apartments

For: The Lan Lee Corporation - 1700 Block York Rd, Lutherville, Md. 21093
 Election Dist. # 8
 Scale: 1"=50'
 Baltimore County, Md.
 Dec. 5, 1966

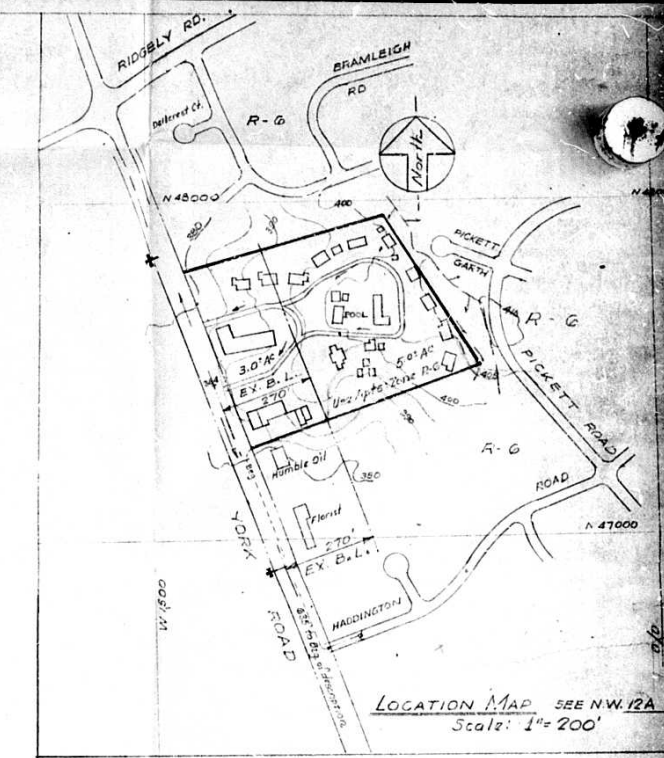
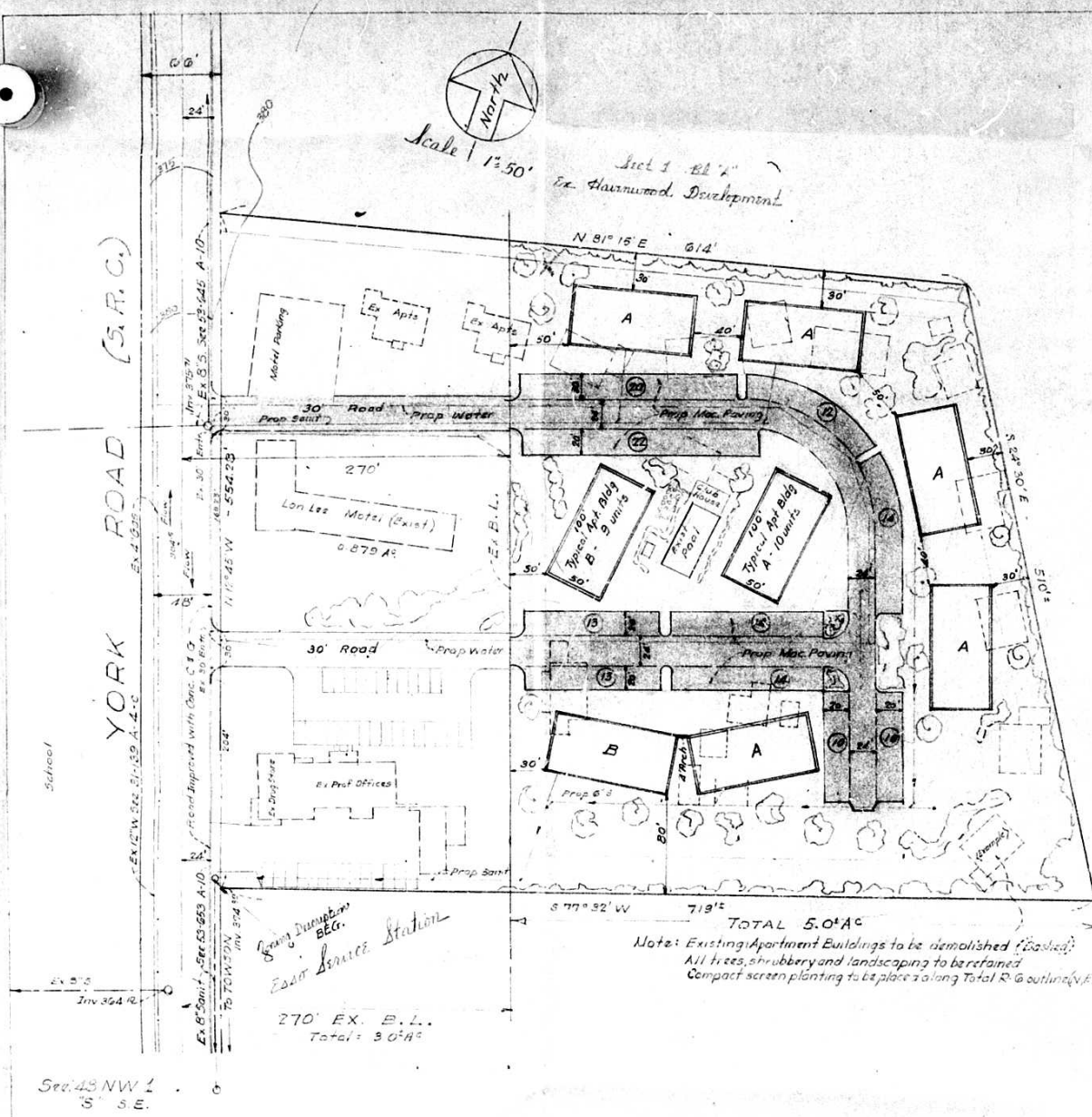
JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 8017 YORK ROAD
 TOWSON, MD. 21204



FILE 1-1225

Note: Outline & Topo by others





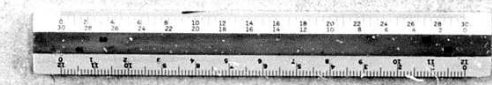
1. P.W. All Utilities available on site. Private Roads to S.R.C. Entrance
 Zoning Planning & Density Data:
 Zoning: by Map 270 Ed York Co. R-6 Use Apartments (5.0± AC)
 Proposed R-6
 Acreage: Total tract 5.0 (minus B.L. 3.0') Gross = 5.0±
 Net = 5.0±
 Units Permitted: 50 ± 16 = 80
 Parking: Required 80 Proposed 133 spaces 9'x20' (ratio 1-67)

Plat for Zoning Purposes Lan Lee Apartments

For The Lan Lee Corporation - 1700 Block York Rd. Lutherville, Md 21093

Election Dist. B
 Scale: 1"=50'
 Baltimore County, Md.
 Dec. 5, 1966

Note: Outline & Topo by others



JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 8017 YORK ROAD
 TOWSON, MD. 21204



FILE 1-1222