PETITION OR ZONING RE-CLASSIFICATION #67-181R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

n 11 Co Inc. test n	wner of the property situati	in Balt	imore mer
I, or we, Debmier Realty Co., Inc. legal of	lat attached hereto and made	a part h	ereof, 4-B
 or we. <u>Debmier Realty Co.</u> Inc. legal or County and which is described in the description and p hereby petition. (1) that the zoning status of the herein or 	iescribed property be re-class	fied, pu	NORTH
hereby petition (1) that the zoning status of the license	R-G	zone	to an
to the Zoning Law of Baltimore County, from an			AREA

B-A...

Error in original zoning.

Charle	Exception, under the said Zon	ing Law and Zoning	Regulations of	Baltin; ore
and (2) for a Special	Exception, under the rare			
	herein described property, for			
County, to use the				
or we, agree	be posted and advertised as pi to pay expenses of above recl- filing of this petition, and fur trictions of Baltimore County a	to and are	to be bound by ne Zoning Law fo	the zoning r Baltimore
		p. D	-	1
	Contract purchaser	Address //	A Port	THE STATE OF
Address				
		17	1 01	

221 Coulland Are Address 607 Loyeta Federal Building

ORDERED By The Zoning Commissioner of Baltimore County that 14th day required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, this property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Poom 106, County Office Building in Towson, Baltimore ... 196. J., at __11:06 clock

- 3 -

County, on the ______day of _____march

ner of Baltimore County

#67-181 R-

Containing 0,7053 acres of land

1/9/67

1651

Pursuant to the advertisement, posting of property, and public hearing on the above retition and it appearing that by reason of error on the map #67-181-4 ' SE of 14th rom and after the date of this order, subject to approval of the site plan by the of Public Services and the Office of Planning and Zoning.

DEPUTY Zoning Commissioner of baltimore County the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this, 196-.... that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and Zouing Commissioner of Baltings Commissioner o

To: off5 St. Pad Street Saletane, Fd. 2002	COURT HOUSE TOWSON, MARYLAND 21294	bla. a.
EPOBIT TO ACCOUNT NO. 5.423	RETURN THIS PORTION WITH YOUR REMITTANCE. DETACH ALONG PERFORATION AND AEEP THIS PURTON POR YOUR RECORDS	
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IMPORTANT, MAKE CHECK	S PAYABLE TO BALTIMORE COUNTY, MARYLAN	D

\$420-07 * * ******* *****

IMPORTANT: MAKE CHECKS PAYABLE TO RALTIMORE COUNTY, MARYLA

7110

7110





DESCRIPTION

0.7053 ACRE PARCEL, SOUTHEAST SIDE OF LEIDEN ROAD, NORTH-AST OF IL.MILTON AVENUE, "HOLLAND HILL", FOURTEENTH FLECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

> Present Zoning: R-G Proposed Zoning: R-A

Beginning for the same at a point on the southeast side of Leiden Road, sixty feet wide, as shown on the plat of Section 3, "Holland Hill" recorded among the Land Records of Baltimore County in Plat Book R.R.G. 29, Page 107, at the distance of 165 feet, more or less, as measured along said southeast side of Leiden Road from its intersection with the northeast side of Hamilton Avenue. as proposed to be widened as shown on said plat, and running thence, binding on the southeast side of said Leiden Road, (1) northeasterly, by a curve to the left with the radius of 1006,00 feet, the distance of 29,80 feet, thence along the gusset line there laid out, (2) S 77 *38'34"E - 11.10 feet, thence binding on the southwest side of Arnhem Road, sixty feet wide, as shown on said plat and on the plat of Section 4, "Holland Hill" recorded among said Land Records in Plat Book R.R. Ø. 30, Page 9, the four following courses and distances: (3) S 33 *43 '00" E/- 122.92 feet, (4) southeasterly, by a curve to the left with the radius of 167, 50 feet, the distance of 119. 34 feet, (5) southeasterly, by a curve to the right with the radius

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner	Date March 10, 1967
FROM George E. Gavrelis, Director of Planning	

Petition 67-181-R. Northeast side of Hamilton Avenue 165 feet Southaast of Leider, Road. Petition for Ricilassification from R-G to R.A. Dolmier Realty Company, Inc. - Petitioners.

14th District

HEARING: Monday, March 20, 1967. (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition

We regard this petition as a request for a technical adjustment which does not conflict with the basic objectives of the Northeastern Area Comprehensive Rezoring Map.

with the radius of 50.00 feet, the distance of 93.82 feet, thence along the west side of the sixteen foot alley there laid out and shown on said last mentioned A plat, and continuing the same course, (7) S 52*48'00"E - 198.50 feet to a point in the southeast outline of the land conveyed by Rodger Realty Co., Inc. to Kenwood Construction Co., Inc. by deed dated February 20, 1959 and recorded among said Land Records in Liber W.J.R. 3228, Page 418, thence binding on a part of said outline, (8) S 47*46'00"W - 70, 96 feet thence along a line parallel and concentric with the center line of said Hamilton Avenue, and distant 200.00 feet northersterly therefrom, the two following courses and distances, (9) N 61*58'49"W - 153.39 feet, and (10) northwesterly by a curve to the right with the radius of 470.00 feet, the distance of 156.21 feet to a point in the outline of said last mentioned land, thence binding thereon, (11) N 45*15'54" ϵ - 28. 45 feet to the end of the tenth line of the land conveyed by Joseph F. Wielepski and wife to Kenwood Construction Cu., Inc. by deed dated July 20, 1959 and recorded among said Land Records in Liber W. J. R. 3555, Page 279, thence binding reversely on said tenth line and opa part of the ninth line of said last mentioned land, (12) N 44*44'06"W - 150.00 feet, and (13) S 45*15'54"W - 21, 35 feet, thence along the aforementioned line parallel and concentric with the center line of said Hamilton Avenue, (14) northwesterly, by a curve to the right with the radius of 585,00 feet, the distance of 114.28 feet to the place of beginning.

of 50, 00 feet, the distance of 47, 29 feet, (6) southeasterly, by a curve to the left

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

June 15, 1967

Approved Site Plan

JOHN G. ROSE

W. Lee Harrison, Esq. 507 Loyola Federal Bui Torson, Maryland 21206

The Office of Planning and Zoning has approved the above referenced site plan, as conditioned in the Zoning Commissioner's Order / 67=181 R

This plan has been inserted in our Zoning f.ir # 67-181R

If you are desirous of obtaining a signed plan for your file, please forward a copy of the site plan to this office

W. Lee Harrison. Escaire 607 Loyola Federal Bonding Towson, Maryland 21204

ROLFINGE COUNTY OFFICE OF PLANNING AND ECNING

County Office Building 111 W. Chesipeake Avenu

Your petition has been received and accepted for filing this

_ FEB day of 14

Petitioner Dobmies Realty Company

Petitioner's Attorney W. Lee Harrison, Etq. Reviewed by Chairman of

Advisory Counities

17 181-8

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

Prosect to Meaning Love hopered 20012 of the same ma Petitioner & A & Jack 19 as the Co. Location of property 1 /2 & land Ten de ... Acres : Luciante

PETITION FOR BACLASSIFICAT

ZONING From R.G. to R.A. Zone LOCATION North set side of Blands Ion Avenue In: feet multipast of Listen Roof INATE & TIME Mo. to. Morth o-nes at time A.M.

CERTIFICATE OF PUBLICATION

This is 70 CERTIFY, that the annexed advertisem at war published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson Baltimore County, Md., more in each

the area-publication appearing on the day of

THE JEFFERSONIAN. such streeten

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION PETITION FOR
RECLASSIFICATION
14th DISTRICT
ZONING: From B-G to R.A.

OFFICE OF The Eastern Beacon

POMPS Earborn Ave Balto, 21, Md.

fing: resent Zoning: R.-G. rososed Zoning: R. A. Il that parcel of land in the rteenth District of Balti-

Pla sues por Country Country of Participator Country. Beginning for the same at a point on the southeast side of Leiden Road, skity feet wild as shown on the plat of Section 3, "Holland Fill" record-d among the Land Records of Baltimore County in Plat

THIS IS TO CERTIFY, that the annexed advertisement of

PHIS IS TO CERTIFY, that the annexed advertisement of Petition for reclassification - Dobmier Real byfo., inc. as inserted in **The Eastern Beacon** a weekly news was inserted in paper published in Baltimore County. Maryland, once a week

for one (1) supposeing mades hadons the

20th day of March 1967 : that is to say.

the same was inserted in the issue of March 1, 1967.

Stromberg Publications, Inc.

Publisher

By hers please Inte

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TAMES E. DYES

TO Rouing Office ALBERT V. QUINBY FROM. Office of Planning & Soning

SUBJECT DOEMING REALTY CO., THE PROPERTY SE/S Leiden Road, 14th District (RG to RA)

modevelopable for the proposed use; the Lamainder poses projectly for such development. Taclusians and an analysis of the project is completely for such development. Taclusians and the project is an analysis of the subject of units pertition; and makes site development the project is a subject property.

AVQ:va

ALBERT V. QUINEY, Chief Project Planning Division

Date ... February 20, 1967.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE OF PLANNING TOWSON, MD. 21264

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

Subject: Reclassification from R-6 to RA for Dob...fer Realty Company Inc., located SE/S Leiden Road I NE of Hamilton Avenue 14th District

(Item 4, Fab. 14, 1967)

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

BUREAU OF ENGINEERING Webs - Existing 12" vater in Hamilton Avenue
Sewer - Existing 8" sewer in Arnheim Roed - Adequacy of existing utilities to be determined by devaloors or his engineer.
Road - Hamilton Avenue is to be developed as a minimum 44' road on a 70' R/W

BUREAU OF TRAFFIC ENGINEERING - There will be no appreciable change in trip generation as a result of the proposed reclassification.

HEALTH I SPARTMENT - Since there is available metropolitan water and sewer to the

STATE ROADS COMMISSION - Since there are no state roads involved, this Office has no

FIRE BUREAU - This office will make any necessary comment at a later date.

ZONING ADMINISTRATION DIVISION. - The proposed development plan appears to meet all soning requirements. However, since the present parking requirements are substandard, that is, one parking space per unit, it is suggested that the parking ratio be increased to provide at least 11/2 spaces per unit. If the developed recicles to install a swimming pool at a later date, it is requested that his engineer contact this Office with regard to the location of soid pool, prior to finalizing the drawings.

The above comments are not intended to indicate the appropriateness of the The above comments are not intended to indicate the appropriateness of the soning 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 submir recommendations on the appropriateness of the requested soning 10 Cays before the Zoning Commissioner's heart.g.

The following members had no comment to offer: Project Planning, Building Engineer, Board of Education, Burear of Land Development, Industrial Envelopment

Very truly yours.

JAMES E. DVER, Principal Zoning Technician

cc: Carlyle Brown, Buroau of Engineering; Richard Moore, Traffic Engineering; Alburt Quimby, Psoject Planning, John Moyers, State Roads; Lt. Morris, Fire Survau; Mr. Grechwalt, Health Lept.



