

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **HATTON HOMES, INC.**, legal owners 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 **R-1** zone.

Reasons for the following reasons:
A. Error in original zoning, i.e. this particular ground is more conducive to garden apartments than to R-6 zoning. The clamoring need in the immediate surrounding neighborhood is for apartments.

B. Change of conditions, i.e. that the area surrounding this tract of land has had numerous changes for higher density use in the immediate neighborhood.

C. For such other and further reasons as may be presented at the time of hearing.

See attached description
I (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.

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Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map and changes in the area

the above Reclamation should be had; and it is hereby ordered that the above

and it is hereby ordered that the above

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of April, 1967, that the herein described property or area should be and the same is hereby reclassified, from an **R-6** zone to an **R-1** zone, and/or Special Exception should be and the same is hereby

granted from and after the date of this order, subject to approval of the Bureau of Public Services and the Office of Planning and Zoning.

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

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 22nd day of April, 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 an **R-6** zone, and/or the Special Exception for

be and the same is hereby DENIED.

by the Zoning Commissioner of Baltimore County

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MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/923-0900

DESCRIPTION

0.6179 ACRES BEING LOTS 1 THRU 3, BLOCK L, SECTION 4, MILBROOK NUMBERS 4404, 4406 AND 4408 EVAMAY ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

PRESENT ZONING **R-6**
PROPOSED ZONING **R-1**

Beginning for the same at the division line between lots 3 and 4, Block L, Section 4, Milbrook as recorded among the land records of Baltimore County in Plat Book R.R.G. 29 page 111 said point of beginning being on the northwest side of Evamay Road, as laid out 60 feet wide, thence 153 feet more or less from the intersection of the northwest side of Evamay Road with the west side of Crestheights Road as laid out 60 feet wide, thence binding on the northwest side of Evamay Road (1) by a curve to the left with the radius of 5030.00 feet, the distance of 143.76 feet, (2) S 23°22'27" W - 46.78 feet to the southwest lot line of lot 1 of the aforementioned plat thence leaving the northwest side of Evamay Road for the five following courses and distances: (3) N 66°37'53" W - 70.68 feet, (4) S 71°37'10" W - 80.86 feet thence binding on the northwest lines of lots 1 thru 3 of said plat, (5) N 23°22'27" E - 211.15 feet and (6) N 25°04'53" E - 37.00 feet to the division line between lots 3 and 4 of said plat, thence binding thereon (7) S 61°59'18" E 132.00 feet to the place of beginning.

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY TOWSON, MARYLAND

District **3RD** Date of Posting **May 16, 1967**
Posted for: **Reclassification from R-6 to R-1**
Petitioner: **Hatton Homes, Inc.**
Location of property: **Evamay Rd. 153 W. of Crestheights Rd.**
Location of Signs: **Evamay Rd. opposite dead end (west) of Maroon Drive**
Remarks:
Posted by: **John G. Rose** Date of return: **May 18, 1967**

Richard D. Payne, Esq.
26 W. Pennsylvania Avenue
Baltimore, 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

10th day of **April**, 1967.

Petitioner: **Hatton Homes, Inc.**

Petitioner's Attorney: **Richard D. Payne**

Reviewed by: **John G. Rose**
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 18, 1967

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition 67-234-R. Northwest side of Evamay Road 153 feet West of Crestheights Road. Petition for Reclassification from R-6 to R-1. Hatton Homes, Inc. - Petitioner.

3rd District

HEARING: Monday, May 29, 1967 (9:30 A.M.)

In light of the changes to apartment zoning for adjacent property, the planning staff will offer no adverse comment regarding the subject petition.

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

Richard D. Payne, Esq.
26 W. Pennsylvania Avenue
Baltimore, Maryland 21204

SUBJECT: Re-classification from R-6 to R-1 for Hatton Homes, Inc., located 153 W. of Evamay Road, 1/4 W. of Crestheights Road, 3rd District (Item 1 April 10th, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING: Adequacy of existing utilities to be determined by developer or his engineer.
Water - Existing 8" water in Evamay Road.
Sewer - Existing 8" sanitary sewer in Evamay Road.
Road - Evamay Road is an existing 36 foot curb and gutter road.

HEALTH DEPARTMENT: Since public water and sewer will be available to this site, this office has no comment at this time.

BUREAU OF TRAFFIC ENGINEERING: The site as shown will not generate any more appreciable traffic generation.

STATE ROADS COMMISSION: Since there are no State Roads involved, this office has no comment.

ZONING ADMINISTRATION DIVISION: If the Petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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:

Project Planning Division
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

John G. Rose
Zoning Commissioner

CC: Carlisle Brown-Bureau of Engineering
Richard Moore-Bureau of Traffic Engineering
Albert Quinby-Office of Planning and Zoning
John Meyers-State Roads Commission

MCA
MATZ, CHILDS & ASSOCIATES, INC.

Containing 0.6179 of an acre of land.

EGrmp1

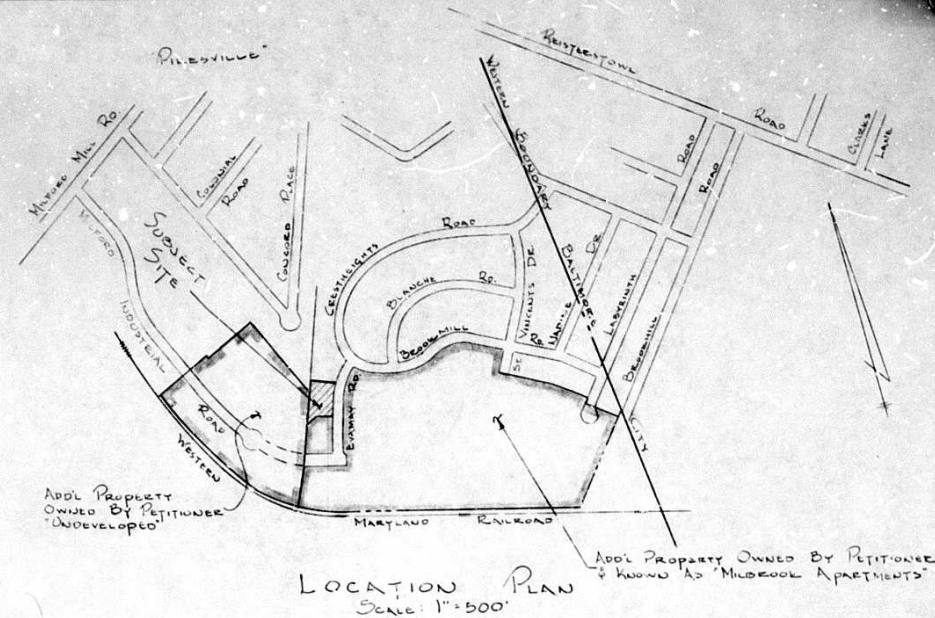
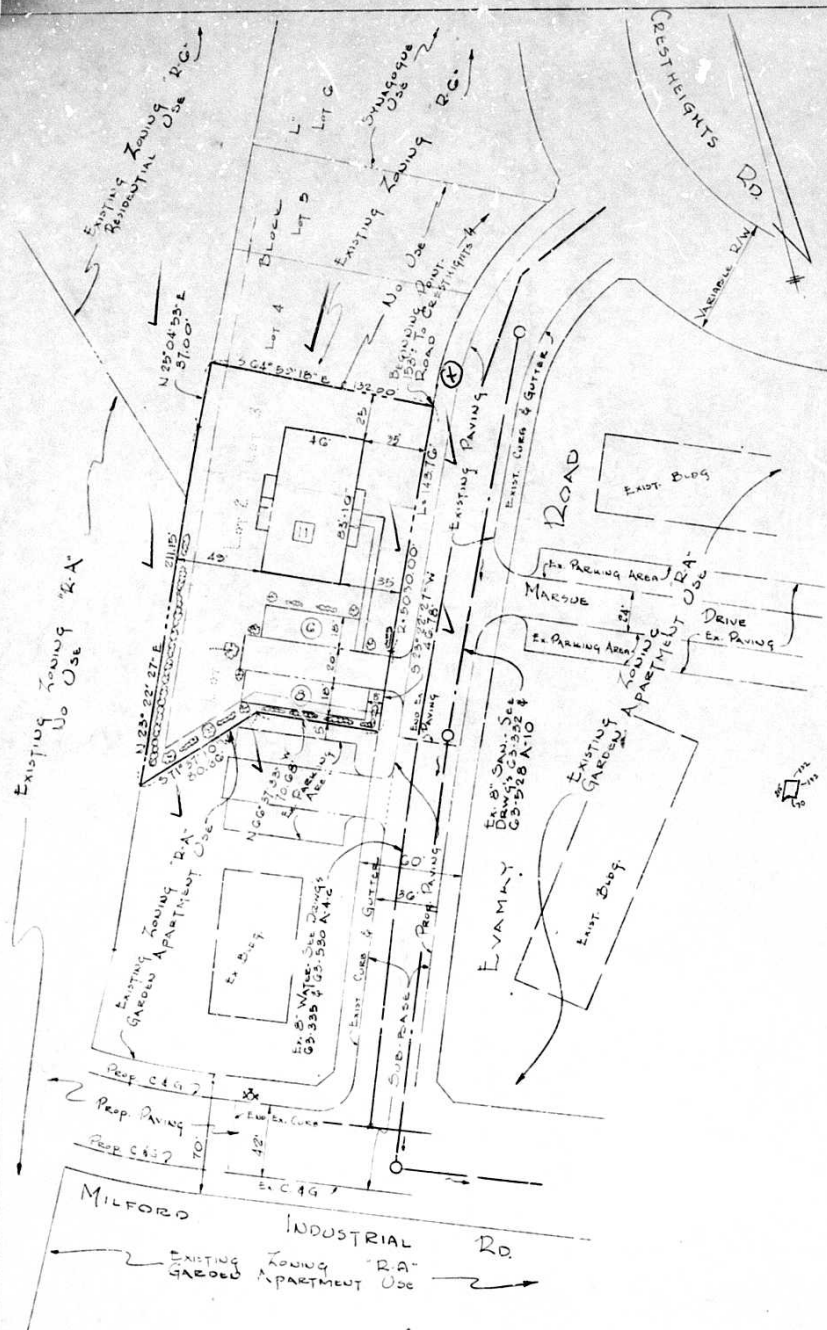
J.O. #87101-A

February 28, 1967



TELEPHONE 823-3000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 45566 DATE May 29, 1967
TO: Richard D. Payne and Henry 26 W. Penna. Ave. Towson, Md. 21204		BILLED BY: Spring Dept. of Balto. Co.
REPORT TO ACCOUNT NO. 31-622	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$50.75
QUANTITY	Advertising and posting of property for Hatton Homes, Inc. 67-234-R	\$50.75
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

TELEPHONE 823-3000 EXT. 387	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	No. 45531 DATE May 3, 1967
TO: Richard D. Payne and Henry 26 W. Penna. Ave. Towson, Md. 21204		BILLED BY: Spring Dept. of Balto. Co.
REPORT TO ACCOUNT NO. 31-622	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$50.00
QUANTITY	Paid for Reclassification for Hatton Homes, Inc. 67-234-R	\$50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		



GENERAL NOTES

1. Acreage of Tract Requesting Reclassification Equals 0.6179 Acres
2. Existing Zoning of Tract "R-6"
3. Existing Use of Tract "No Use"
4. Proposed Zoning of Tract "R-6"
5. Proposed Use of Tract "Garden Apartments"
6. Density Calculations:
 - a. Gross Acreage Equals 0.74 Acres
 - b. Net Acreage Equals 0.6179 Acres
 - c. Number of Apt. Units Allowed Equals 11 Units
 - d. Number of Apt. Units Proposed Equals 11 Units
 - e. Gross Density Equals 14.86
 - f. Net Density Equals 17.80
7. Required Off-Street Parking Equals 11 Units (0.5x18')
8. Proposed Off-Street Parking Equals 14 Units (0.5x18')

#67-234R

OFFICE
COPY
MAP
3RD DIST.
SEC. 2-B
NW-6-E
RA

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
DYAMAY RD. & CRESTHEIGHTS RD.
ELECTION DISTRICT 3
BALTIMORE CO., MD.
MARCH 9, 1967

NW-6-E

MATZ, CHILDS & ASSOCIATES
1020 CHESAPEAKE BLVD.
BALTIMORE, MARYLAND 21201
T.M. CHILDS
J. MATZ
PL

