

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

That we, **Park Village Townhouses, 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-20** zone to an **R-A** zone, for the following reasons:

- That there was error in the adoption of the Land Use Map insofar as it pertains to the subject piece of property and the surrounding area, and
- That there have been changes in the character of the neighborhood since the adoption of the map so as to warrant this re-classification, and
- That there have been zoning changes in the neighborhood and changes in use of properties in the neighborhood since the adoption of the map to justify this re-classification.

See attached description

and its facts. 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 re-classification and/or Special Exception advertising, 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.

PARK VILLAGE TOWNHOUSES, INC.
by **Frank E. Cavazos, President**

Contract purchaser

Legal Owner

Address:

Address:

**2635 Mid Ave
Baltimore, Md 21204**

By **James H. Cook, Petitioner's Attorney**

Protestant's Attorney

Address: **22 W. Pennsylvania Avenue
Towson, Maryland 21204**

ORDERED BY THE Zoning Commissioner of Baltimore County, this **2nd** day of **May**, 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in the 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 **7th** day of **June**, 1967, at **10:30** o'clock.

A. M.

John G. Rose
Zoning Commissioner of Baltimore County.

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

James H. Cook, Esq.
22 W. Pennsylvania Avenue
Towson, Maryland 21204

SUBJECT: Re-classification from R-20 to R-A for the Park Village Townhouses, Inc., located at the intersection of Baltimore City Line S/W of Park Heights Avenue (Item 2 May 8, 1967)

Dear Sir:

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

BUREAU OF TRAFFIC ENGINEERING: Since the plan indicates no access to County Roads, and the parking appears to be adequate, and the construction on the site shows the site meets Baltimore City Standards - this reviewer has no comment to make.

ZONING ADMINISTRATION DIVISION: Screening must be indicated on revised plans around the parking area for the portion that lies in the County. The revised plans must be submitted to this office prior to the hearing.

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 Engineering
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Division
Board of Education
Industrial Development

Very truly yours,

John G. Rose
Zoning Commissioner

cc: **C. Richard Moore-Bureau of Traffic Engineering**

Pursuant to the advertisement, posting of property, and public hearing on the above petition and its supporting facts, the petitioner having proved error on the Land Use Map and changes in the area and that the majority of the property being in Baltimore City and there shall be no access to the County roads.

the above reclassification should be had, and in further appearing on the petition.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this **7th** day of **June**, 1967, that the herein described property or area should be and the same is hereby reclassified, from an **R-20** zone to an **R-A** zone.

and/or Special Exception for a **Public Hearing** on the petition for the development of said property by **Bureau of Public Services** and the Office of Planning and Zoning. It is further ORDERED that screening shall be as shown on plat approved by the Office of Planning and Zoning on June 7, 1967.

Pursuant to the advertisement, posting of property and public hearing on the above petition and its supporting facts 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 **7th** day of **June**, 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-20** zone; and/or the Special Exception for **Public Hearing** be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

James H. Cook, Esq.
22 W. Pennsylvania 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

2nd day of **May**, 1967.

John G. Rose
Zoning Commissioner

Petitioner **Park Village Townhouses, Inc.**

Petitioner's Attorney **James H. Cook, Esq.**

Reviewed by **Chairman of Advisory Committee**

TELEPHONE
EXT. 387

**BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE**

No. 45543

DATE **May 12, 1967**

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

Zoning Dept. of Baltimore

To: **James H. Cook, Esq. and Howard Loyale Building
Towson, Md. 21204**

REPORT TO ACCOUNT NO. 01-452	QUANTITY	AMOUNT
Petition for Re-classification for Park Village Townhouses, Inc.	1	\$50.00
Advertising and posting of property for Park Village Townhouses, Inc.	1	\$50.00
		\$100.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

MCA
MAIZE, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0000

DESCRIPTION

0.66 ACRE PARCEL - SOUTHWEST OF PARK HEIGHTS AVENUE

AND NORTHWEST OF CHARLESWORTH ROAD, 7402 - 7404 PARK

HEIGHTS AVENUE, THIRD ELECTION DISTRICT, BALTIMORE

COUNTY, MARYLAND.

Present Zoning R-20

Proposed Zoning R-A

Beginning for the same at a point on the northernmost boundary line of Baltimore City as established in 1918, said point being S 45° 38' 10" W - 494.63 feet from a point on the southwest side of Park Heights Avenue, 74 feet wide, said last mentioned point being N 42° 06' 30" W - 12 feet more or less from the southwesterly extension of the centerline of Charlesworth Road and the southwest side of Park Heights Avenue, thence binding on the northernmost boundary line of Baltimore City, (1) Due North 279.54 feet, thence leaving said boundary line for the three following courses and distances (2) S 45° 38' 10" W - 242.59 feet, (3) S 44° 33' 20" E - 199.84 feet and (4) N 45° 38' 10" E - 46.47 feet to the place of beginning.

Containing 0.66 of an acre of land.

E:G:mp

J. O. #64129

3/22/67

Water Supply & Sewerage & Drainage & Highways & Structures & Development & Planning & Reports



OFFICE OF THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

May 25, 1967

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

was inserted in THE BALTIMORE COUNTIAN, a group of weekly newspapers published in Baltimore County, Maryland, once a week for **one** successive week before the **22nd** day of **May**, 1967, that is to say the same was inserted in the issues of **May 19, 1967.**

THE BALTIMORE COUNTIAN

By **Paul J. Morgan**

Business Manager

TELEPHONE
EXT. 387

**BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE**

No. 45589

DATE **June 7, 1967**

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

Zoning Dept. of Baltimore Co.

To: **James H. Cook, Esq. and Howard Loyale Building
Towson, Md. 21204**

REPORT TO ACCOUNT NO. 01-452	QUANTITY	AMOUNT
Advertising and posting of property for Park Village Townhouses, Inc.	1	\$50.00
		\$50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: **Mr. John G. Rose, Zoning Commissioner**

Date: **May 24, 1967**

FROM: **George E. Cavallis, Director**

SUBJECT: **Petition #67-243-R, Re-classification from R-20 to P.A. North boundary line of Baltimore City and Baltimore County 494.63 feet from the Southwest side of Park Heights Avenue. Being the property of Park Village Townhouses, Inc.**

3d District

HEARING:

Wednesday, June 7, 1967 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 to P.A. zoning and has the following advisory comments to make with respect to pertinent planning factors:

- The subject property is part of a tract which lies both in the City and in the County. The zones or districts within the City would allow apartment development. Access to the parcel in the County is presently possible only through the balance of the property in the City.
- Apartment zoning about the subject property on the west in the County. Larger lots exist on the north.
- The developer proposes town-house type apartments. This type apartment could generate family compositions similar to those in sales housing and might pose a problem with respect to relating children to school facilities in the County. Additional screening would be required in the County for off-street parking. Otherwise, we have no adverse comment to make.

GEG:dms

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: **3D** Date of Posting: **May 17, 1967**
Posted for: **Reclassification from R-20 to P.A.**
Petitioner: **Park Village Townhouses, Inc.**
Location of property: **North boundary line of Baltimore City and Baltimore County 494.63 feet from the Southwest side of Park Heights Avenue. Being the property of Park Village Townhouses, Inc.**
Location of Signs: **At the intersection of Charlesworth Road and the Southwest side of Park Heights Avenue. Signs extended North 279.54 feet and (4) N 45° 38' 10" E - 46.47 feet to the place of beginning.**
Remarks: **Signs of Park Heights Ave. & Charlesworth extended North 279.54 feet and (4) N 45° 38' 10" E - 46.47 feet to the place of beginning.**
Posted by: **John G. Rose** Signature: **John G. Rose** Date of return: **May 25, 1967**

CERTIFICATE OF PUBLICATION

TOWSON, MD. **May 19, 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., once a week before the **22nd** day of **May**, 1967, that is to say the same was inserted in the issues of **May 19, 1967.**

THE JEFFERSONIAN

By **John G. Rose**

Manager

Cost of Advertisement, \$

