

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, legal owner(s) 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-40 and R-20 zone to an RA zone; for the following reasons:

1. Error in zoning map regarding present zoning of this land
2. Since the zoning map was adopted, numerous major changes have taken place in the area surrounding this property, affecting significantly the logical and best use of this tract.

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 re-classification 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.

Contract purchaser

Address: 1600 North Charles Street, Baltimore, Maryland 21201

Petitioner's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of May, 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 12th day of June, 1967, at 10:00 o'clock P.M.



(over)

1600 N. Charles Street / Baltimore, Maryland 21201 / Telephone (301) 752-4088 / (301) 752-7600

ALAN SHECTER

September 21, 1973

County Board of Appeals
111 W. Chesapeake Avenue
Towson, Maryland 21204

Attn: John A. Slawik, Chairman

RE: #67-254-R

Dear Sir:

In accordance with your letter of September 4, 1973, please dismiss this case.

Yours truly,

Alan Shecter

AS:ma

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R-40 and R-20 to R-A : COUNTY BOARD OF APPEALS
Beginning 1480' N. of McDonough Road :
2100' W. of Reisterstown Road, : OF
3rd District :
Alan Shecter, et al. : BALTIMORE COUNTY
Petitioners :
No. 67-254-R

ORDER OF DISMISSAL

Petition of Alan Shecter, et al, for reclassification from R-40 and R-20 to R-A, on property located beginning 1480 feet north of McDonough Road, 2100 feet west of Reisterstown Road, in the Third Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of letter of Dismissal of petition filed September 24, 1973 (a copy of which letter is attached hereto and made a part hereof) from the Petitioner in the above entitled matter.

WHEREAS, the said Petitioner requests that the petition filed on behalf of said Petitioner be dismissed and withdrawn as of September 24, 1973.

IT IS HEREBY ORDERED this 23rd day of April, 1974, that said Petition be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

W. Gillet Parker

Robert L. Gilland

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
Beginning 1480' N. of McDonough Road : DEPUTY ZONING
2100' W. of Reisterstown Road : COMMISSIONER
3rd District :
Alan Shecter, et al. Petitioner : OF
NO. 67-254-R :
BALTIMORE COUNTY

The Petitioner's property consisting of two tracts of land is the subject of a reclassification from an R-40 and R-20 zone to an RA zone. The R-40 tract consisting of 32.97 acres and the R-20 tract consisting of 1.79 acres. Plans call for the construction of 780 garden type apartments and 117 off-street parking spaces. Projected rentals would be \$175 per month and up. Most of the apartments will be of the one bedroom type. Construction would start probably during the summer of 1969 and would not be completed until sometime in 1977.

The subject property, which is rectangular in shape is bounded on the west by the Western Maryland railroad and just west of the railroad is the proposed road of the Northwest Expressway. To the south are some homes. To the northwest is an industrial park. Immediately to the north is another tract of land which was rezoned for apartments. The tract at one point is adjacent to a large parcel of Business Major zoned land, owned by the Petitioner, and which is scheduled to be the site of a regional shopping center. Just across Reisterstown Road is an existing shopping center with a proposed apartment complex to the rear. In a northerly direction of Reisterstown Road on both sides are numerous commercial usages. There was evidence of other reclassifications in the area.

Traffic ingress and egress would be mainly through a proposed road leading from the east side of the Petitioner's tract through the BM land directly to Reisterstown Road. If and when a cloverleaf is constructed at McDonough Lane and the proposed Northwest Expressway the Petitioner will construct another private road from the subject tract southerly to land already owned by him to McDonough Road. There was testimony that sewer and water are available and adequate. The sewer would be extended west of the railroad to the subject tract and the sewerage would be by way of gravity flow.

There was testimony from Mr. Mal Sherman a real estate broker that in his opinion apartment zoning at this location would be appropriate. He feels that in view of the growth population in this section of Baltimore County that there is not enough RA zoned land to handle the influx. He likewise felt the proposed apartment zoning would not adversely affect the value of neighboring homes.

There was expert testimony from Mr. Joseph Thompson a traffic analyst. While admitting that Reisterstown Road is heavily traveled, he felt that this main artery could accommodate the projected traffic flow from the proposed apartments. Of course, if and when a cloverleaf is constructed at McDonough Road and the Northwest Expressway it could be expected that the tenants would take advantage of the new route, thus minimizing the impact on Reisterstown Road.

PROPERTY OF
ALAN SHECTER ET AL
EXISTING R-40 PROPOSED R-A

BEGINNING for the same at a point on the division line between R-20-12 and R-40-45 said point being distant 1480 feet more or less north 36 degrees 39 minutes west measured along said division line from the center of McDonough Road, said point in McDonough Road being distant 2100 feet more or less measured northwesterly and southeasterly along said McDonough Road from the point formed by the intersection of the center of said McDonough Road with the center of Reisterstown Road, said point of beginning being also at a point distant 1446 feet south 4 degrees 52 minutes west from the beginning of the fifth line of that tract of land which by deed dated June 1, 1965 and recorded among the Land Records of Baltimore County in Liber 4465 folio 457 etc was conveyed by Ruth J. Schack to Alan Shecter, et al, thence leaving said zoning line and running with and binding on a part of said fifth line and on the sixth through fifteenth and part of the sixteenth lines of said deed the twelve following courses and distances south 4 degrees 52 minutes west 255.54 feet to the end of said fifth line and to a 20 foot right of way leading to the McDonough Road, north 84 degrees 39 minutes west 1168.0 feet, north 14 degrees 26 minutes east 128.32 feet, south 87 degrees 38 minutes east 31 feet, north 4 degrees 32 minutes west 122.80 feet, north 43 degrees 32 minutes west 66 feet, north 67 degrees 32 minutes west 289.2 feet, north 34 degrees 28 minutes west 201.9 feet, north 18 degrees 49 minutes west 499.52 feet, north 30 degrees 42 minutes west 100.5 feet, north 2 degrees 01 minutes east binding on the east edge of the right of way of the Western Maryland Railroad 39.10 feet and south 84 degrees 34 minutes east binding on the center of a forty foot right of way 1071.97 feet to intersect said zoning line, thence running with and binding reversely on said zoning division line south 36 degrees 39 minutes, east 12,625 feet to the place of beginning.

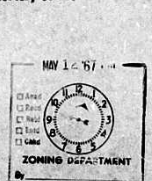
CONTAINING 32.97 acres of land more or less.

BEING all of that tract of land which by deed dated June 1, 1965 and recorded among the Land Records of Baltimore County in Liber 4465 folio 457 etc was conveyed by Ruth J. Schack to Alan Shecter, et al.

BEGINNING for the same at a point on the division line between R-20-12 and R-40-45 said point being distant 1480 feet more or less north 36 degrees 39 minutes west measured along said division line from the center of McDonough Road, said point in McDonough Road being distant 2100 feet more or less measured northwesterly and southeasterly along said McDonough Road from the point formed by the intersection of the center of said McDonough Road with the center of Reisterstown Road, said point of beginning being also at a point distant 1446 feet south 4 degrees 52 minutes west from the beginning of the fifth line of that tract of land which by deed dated June 1, 1965 and recorded among the Land Records of Baltimore County in Liber 4465 folio 457 etc was conveyed by Ruth J. Schack to Alan Shecter, et al, thence leaving said zoning line and running with and binding on a part of said fifth line and on the sixth through fifteenth and part of the sixteenth lines of said deed the twelve following courses and distances south 4 degrees 52 minutes west 255.54 feet to the end of said fifth line and to a 20 foot right of way leading to the McDonough Road, north 84 degrees 39 minutes west 1168.0 feet, north 14 degrees 26 minutes east 128.32 feet, south 87 degrees 38 minutes east 31 feet, north 4 degrees 32 minutes west 122.80 feet, north 43 degrees 32 minutes west 66 feet, north 67 degrees 32 minutes west 289.2 feet, north 34 degrees 28 minutes west 201.9 feet, north 18 degrees 49 minutes west 499.52 feet, north 30 degrees 42 minutes west 100.5 feet, north 2 degrees 01 minutes east binding on the east edge of the right of way of the Western Maryland Railroad 39.10 feet and south 84 degrees 34 minutes east binding on the center of a forty foot right of way 1071.97 feet to intersect said zoning line, thence running with and binding reversely on said zoning division line south 36 degrees 39 minutes, east 12,625 feet to the place of beginning.

CONTAINING 15.79 acres of land more or less.

BEING all of that tract of land which by deed dated June 1, 1965 and recorded among the Land Records of Baltimore County in Liber 4465 folio 457 etc was conveyed by Ruth J. Schack to Alan Shecter, et al.



The neighboring residents in protest appeared to be most sincere and concerned over the possible adverse effects that the large apartment development would have on their community. It would appear that some of the protestants' fears would be alleviated if the Petitioner would see fit to allow a natural buffer of trees to remain. Unfortunately, the zoning authorities in Baltimore County do not have the power under existing law to impose restrictions of this type when granting reclassifications.

Messrs. Sherman's and Thompson's testimony minimizes any fears of property depreciation or traffic congestion.

There was an additional factor school congestion if the apartments are constructed. It should be borne in mind, however, that most of the proposed apartment units would be of the one bedroom type and experience teaches that there are very few school children emanating from this particular apartment design. Comments from the Baltimore County Project Planning Division indicate that Millbrook Elementary School, now under construction, and Fort Garrison Elementary School will greatly alleviate the existing school congestion in the area. By 1973 the programmed school construction will be able to handle the pupils produced from the Petitioner's development. As indicated in the aforementioned, the proposed project will not be completed until 1977.

After reviewing all evidence, the Deputy Zoning Commissioner feels there has been sufficient changes in the area to warrant granting the subject Petition. Problems concerning property depreciation, traffic congestion, and over-crowding of the schools have been discussed heretofore, and it is felt that the granting of the apartment project will not adversely affect the health, safety and public welfare of the community.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30 day of October, 1967, that the herein described property or area should be and the same is hereby reclassified from an R-40 and R-20 zone to an RA zone, from and after the date of this Order, 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. Hurdock
DEPUTY ZONING COMMISSIONER

ORDER & CLERK FOR FILING
DATE 10/30/67
BY J. J. Harris, clk.

1600 North Charles Street
Baltimore, Maryland 21201
September 30, 1967

Board of Zoning Appeals
Baltimore County Office Building
Towson, Maryland 21204

Re: # 67-254-R

Gentlemen:

With reference to Case # 67-254-R, presently pending a hearing before the Board of Zoning Appeals, we, the petitioners, hereby request that you "strike" the name of our attorney, Fred Waldrop, from this file.

As soon as the question of our legal representation is finalized, I will immediately inform you.

In the meanwhile, kindly direct any notices to the petitioners to Mr. Alan Shecter, 1600 N. Charles Street, Baltimore, Md. 21201.

Thank you,
Alan Shecter
Alan Shecter
Robert L. Shecter
Barbara L. Shecter

Rec'd 9-24-73
9-25-AM

JUN 13 1974

PETITION FOR RECLASSIFICATION * BEFORE THE
By 1480 ' N of McDonough Rd. * ZONING COMMISSIONER
2100' W of Reisterstown Rd. *
Third District * OF
Alan Shecter, et al, Petitioners. * BALTIMORE COUNTY
No. 67-254-R

NOTICE OF APPEAL
TO THE COUNTY BOARD OF APPEALS

TO: ZONING COMMISSIONER OF BALTIMORE COUNTY

Please enter an Appeal on behalf of Carolyn H. Heinmuller,
McDonough Road, Baltimore County, Maryland to the County Board of
Appeals from the decision of the Deputy Zoning Commissioner dated
October 30, 1967 entered in the above proceedings.



POWER AND MOSNER

BY: *William F. Mosner*
WILLIAM F. MOSNER
34 W. Chesapeake Avenue
Towson, Maryland 21204
Valley 3-1250
Attorney for
Carolyn H. Heinmuller

I HEREBY CERTIFY that on this 24 day of November, 1967,
copies of the foregoing Notice of Appeal were mailed to Fred E.
Waldrop, Esquire, Masonic Building, Towson, Maryland 21204, Attorney
for Petitioner and to Frank H. Newell, Esquire, 22 W. Pennsylvania
Avenue, Towson, Maryland 21204, Attorney for Protestants.

William F. Mosner
WILLIAM F. MOSNER

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

Mr. Alan Shecter
1500 North Charles Street
Baltimore, Maryland 21201

SUBJECT: Re-classification from R-10 to
R-1 for Alan Shecter et al,
located 55' private 1/4
N/W of Reisterstown Road
3rd District
(Item 2 April 18th, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING: Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 36" sanitary sewer along Oyama Falls. An extension from this line to serve the subject property would require boring and jacking under the Western Maryland Railroad.
Roads - The proposed access road must be developed as a minimum 10' road on a 60' R/W.

STATE ROAD COMMISSION: The capacity of Reisterstown Road is 2000 vehicles per hour. The 1975 available peak hour traffic (5 PM to 6 PM) in this area is 1968 vehicles per hour. An apartment development of this size could render Reisterstown Road incapable of handling any additional traffic from this site.

BUREAU OF TRAFFIC ENGINEERING: This Bureau is in complete agreement with State Road Commission. The proposed apartment site could generate 5000 trips per day, or 500 trips during the peak hour. If present zoning remains, the site could be expected to generate 500 trips per day.

BUREAU OF FIRE PREVENTION: It shall be required to provide water mains and fire hydrants in accordance with the Baltimore County Standard Design Manual, 1964, edition, pages W-2 - W-3.

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

PROMISE PLANNING DIVISION: This office will review and make any necessary comment at a later date.

ZONING ADMINISTRATION DIVISION: The site plan is incorrectly represented in that there appears to be some 1-20 zoning involved. It is suggested that the petitioner's engineer contact Mr. Oliver L. Myers of this office prior to the hearing date being assigned. It is requested that a detailed drawing insert indicating the type of materials and of the prime roads should also be indicated. The location of the swimming pool would be less objectionable if it were oriented more to the center of the apartment site instead of its present location, adjacent to the recorded subdivision of "Ivan Acres".

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:

Building Engineer
Board of Education
Industrial Development

Mr. Alan Shecter

- 2 -

May 3, 1967

Very truly yours,

James H. Duval
James H. Duval, Principal
Zoning Technician

cc: Carlyle Brown-Bureau of Engineering
Richard Moore-Bureau of Traffic Engineering
Albert Quinby-Office of Planning and Zoning
John Meyers-State Roads Commission
Lt. Charles Morris - Bureau of Fire Prevention
William Greenwell-Health Department

November 13, 1967

Cost No. 67-254-R Alan Shecter, et al

Copy of Petition, description and Deputy Zoning Commissioner's Order
Copy of Certificate of posting
Copy of Certificates of publication
Comments from Office of Planning
Comments from Fire Bureau
Appeals
Copy of Plat

Fred E. Waldrop, Esq.
Masonic Building
Towson, Md. 21204

Counsel for Petitioners

Messrs. Cook, Mudd & Howard
Loyola Federal Building
Towson, Md. 21204

Counsel for Protestants

Messrs. Cable, McDaniel, Bowie & Bond
705 The Blaustein Building
Baltimore, Md. 21201

R. Taylor McLean, Esq.
Campbell Building
Towson, Md. 21204

Messrs. Cross, Shriver, Bright & Washburne
610 Mercantile Trust Building
Baltimore, Md. 21202

Eugene J. Silverman, Esq.
900 Garrett Building
2200 S. South St.
Baltimore, Md. 21202

Protestant
OFFICIAL RECORDS
BALTIMORE COUNTY
BALTIMORE, MD.

William F. Mosner, Esq.
34 W. Chesapeake Ave.
Towson, Md. 21204

Counsel for Protestants

F. H. Duval

ZONING CHANGES



- Case #6487-R Reisterstown Road and Craiddock Lane (34 acres) granted by the Board of Appeals on 3/3/65 from R-40 to R.A., David Brown, Petitioner.
- Case #6487-R Reisterstown Road and Craiddock Lane (6 acres) granted by the Board of Appeals on 3/3/65 from R-40 to R.A., David Brown, Petitioner.
- Case #64-116R Reisterstown Road just North of Montrose (2.87 acres) granted by the Zoning Commissioner on 4/16/64 from B.L. to B.M., Kirk W. (Joseph Brontis) Petitioner.
- Case #5838 Southeast Corner and Northeast Corner of Reisterstown Road and Hurdan Avenue (1 acre) from R-10 to B.L., granted by the Zoning Commissioner on 2/20/63, James McDermott, Petitioner.
- Case #64-146RA Corner of Vally Road and Reisterstown Road (Northwest corner) (R-10 to B.L. for office), 1/4 acre, before the Zoning Commissioner and granted on 4/13/64, Mullins, Petitioner.
- Case #5611 Tablin's Lane and Reisterstown Road (adj. to Shecter) (30 acres), R-10, R-20, R-40 to R.A., granted by Board of Appeals on 4/19/63, Greensbaum, Petitioner.
- Case #4207 Reisterstown Road E/S of Highway (4 acres) from R-10 to B.L., granted by Deputy Zoning Commissioner on 7/22/57, Petitioner, Jarry Inn.
- Case #4875 S/S Daffield Road at Gwynns Falls along Northwest Expressway to West Md. L.R. at Reisterstown Road - 3rd & 4th Districts, approx. 100 acres, from R-40, R-10 and M.R. to B.L., granted by the Zoning Commissioner on 3/24/60, Frank Nicoli, Petitioner.
- Case #4809 RX Southeast corner of Reisterstown Road at St. Thomas Church Lane (1 acre) from R-10 to R.A. for office building, granted by Zoning Commissioner on 3/24/60, Hardesty, Petitioner.
- Case #57-33 NE/S Reisterstown Road, NW of Montrose (1 1/2 acre) from R-10 to B.L., granted by Deputy Zoning Commissioner on 10/20/66, Hiers, Petitioner.

- Case #57-93X W/S Reisterstown Road - 900' from Montrose, 1 acre, from B.L. to B.L. with S.E. for garage, granted by Zoning Commissioner on 11/29/66, Stebold, Petitioner.
- Case #66-253X 900' from Montrose - W/S Reisterstown Road (1/2 acre) from B.L. to B.L. with S.E. for garage, granted by Zoning Commissioner on 5/18/66, DeVose, Petitioner.
- Case #63-158RX 1000' N of Montrose - W/S Reisterstown Road - 2350' N of Tablin's Lane, 4.06 acres, from M.L. & M.R. to M.L.R., granted by Zoning Commissioner on 12/10/63, Petitioner, Mercantile Safe Deposit & Trust for Automotive Service Center.
- Case #65-136-R Southeast of St. Thomas Lane and E/S Reisterstown Road, 25 acres, from R-10 & R-20 to R.A., granted by the Zoning Commissioner on 12/10/65, William F. Chew, Petitioner.
- Case #62-100-R Northwest quadrant of Highway and Park Heights Avenue, 49.7 acres, from R-20 & R-40 to R.A., granted by the Court of Appeals on 2/2/66, Halla, Petitioner.
- Case #42-17XA Tablin's Lane SW of Reisterstown Road (39 acres) SE for Drive-In Theater, granted by the Board of Appeals on 3/4/60, Vally Assessment, Petitioner.

Fred E. Waldrop, Esq.
Masonic Building
Towson, Maryland 21204

Re: Petition for Reclassification
1480' N. McDonough Road
2100' W. Reisterstown Road
3rd Dist. Alan Shecter,
et al, Petitioners
No. 67-254-R

Dear Mr. Waldrop: Please be advised that an appeal has been filed from the decision rendered in the above matter.
You will be duly notified of the date and time of hearing when scheduled the County Board of Appeals.

Very truly yours

Zoning Commissioner

cc: Messrs. Cook, Mudd & Howard
Loyola Federal Building
Towson, Md. 21204

Messrs. Cable, McDaniel,
Bowie, & Bond,
705 Blaustein Bldg.,
Baltimore, Md. 21202

William F. Mosner, Esq.,
34 W. Chesapeake Ave.,
Towson, Md. 21204

R. Taylor McLean, Esq.,
Campbell Building
Towson, Md. 21204

Frank H. Newell, III, Esq.,
22 W. Pennsylvania Ave.,
Towson, Md. 21204

Messrs. Cross, Shriver,
Bright & Washburne,
610 Mercantile Trust Bldg.,
Baltimore, Md. 21202

Eugene J. Silverman, Esq.,
900 Garrett Bldg.,
Baltimore, Md. 21202

LAW OFFICES
COOK, MUDD & HOWARD
LOYOLA FEDERAL BUILDING
22 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
TELEPHONE 862-1111
AREA CODE 410

November 27, 1967

Edward D. Hardesty, Esquire
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification
Beginning 1480' N of McDonough Road
2100 ' W of Reisterstown Road
3rd Dist., Alan Shecter, et al, Petitioner
No. 67-254-R

Dear Mr. Hardesty:

Please note an appeal to the County Board of Appeals from your decision in the above captioned case, the appeal being on behalf of Morton K. Blaustein, Barbara B. Hirschhorn, Elizabeth B. Rowell, and Jacob Blaustein; and enter the appearances of the firms of Cable, McDaniel, Bowie & Bond, and Cook, Mudd & Howard, as the attorneys for the Appellants.

I am enclosing herewith our check in the amount of \$70.00 to cover the cost of this appeal.

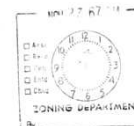
Very truly yours,

Cable, McDaniel, Bowie & Bond

By: *Robert Bond*

Cook, Mudd & Howard

By: *Frank H. Newell*



JUN 13 1974

LAW OFFICES COOK, MUDD & HOWARD

JAMES H. COOK
JOHN E. MUDD
JOHN B. HOWARD
DANIEL C. TRACY, JR.

LOUISA FEDERAL BUILDING
22 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204

TELEPHONE 868-1171
AREA CODE 301

November 27, 1967

Edward D. Hardesty, Esquire
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification
Beginning 1480' N of McDonough Road
2100' W of Reisterstown Road
3rd Dist., Alan Shecter, et al., Petitioner
No. 67-254-R

Dear Mr. Hardesty:

Please note an appeal to the County Board of Appeals from your decision in the above captioned case, the appeal being on behalf of the following persons living in the immediate vicinity of the property in question:

Dr. & Mrs. Don N. Brotman
Mr. & Mrs. Lou Friedman
Mr. & Mrs. Morris Molofsky
Mr. & Mrs. Morrell Sholnik
Mr. & Mrs. Ira Crumbacher
Mr. & Mrs. Sylvan Fleet
Mr. & Mrs. Eugene Silverman
Mr. & Mrs. George Robert
Mr. & Mrs. Nathan Weinberg
Mr. & Mrs. Salvatore Pippura
Mr. & Mrs. Morton Wasserman
Mr. & Mrs. Ervin Wilder
Mr. & Mrs. Melvin Feldman
Mr. & Mrs. Alvin Richman
Mr. & Mrs. Gerald Lerner
Mr. & Mrs. Herbert Greenbaum
Mr. & Mrs. Milton Solomon
Mrs. William A. Reed
Mr. & Mrs. John P. Reed
Mr. & Mrs. Richard Wills



Edward D. Hardesty, Esquire -2- November 27, 1967

Mrs. Gladys B. Fromm
Mr. & Mrs. Walter M. Sparks
Dr. & Mrs. Robert S. Wiener
Mr. I. E. Levin
Mason H. Hall
James Lyon Hall
Mr. & Mrs. Donald H. Davison
Mr. & Mrs. Ralph Weiss
Mr. & Mrs. Snowden Carter
Mrs. Richard Carter
Mr. & Mrs. O. J. Haynie
Mr. & Mrs. C. Stanley Mayer
Mr. & Mrs. Joseph Purdy

Would you kindly enter the appearances of the law firms of Cable, McDaniel, Bowie & Bond, 705 Blaustein Building, Baltimore, Maryland 21201, and Cook, Mudd & Howard, Loyal Federal Building, Towson, Maryland 21204, as the attorneys for the above Appellants.

I am enclosing herewith our check in the amount of \$70.00 to cover the cost of this appeal.

Very truly yours,

Cable, McDaniel, Bowie & Bond

By: *Edmund D. Hardesty*

Cook, Mudd & Howard

By: *John E. Mudd*

ROYSTON, MUELLER, THOMAS & McLEAN

ATTORNEYS AT LAW
CAMPSIDE BUILDING
TOWSON, MARYLAND 21204
G. ROYCE W. ROYSTON
H. ANTHONY MUELLER
W. LEE THOMAS
R. EDWARD MUELLER
ELLEN L. W. McLEAN, JR.
NICHOLAS A. McLEAN
E. HARRINGTON McLEAN

November 27, 1967



Edward D. Hardesty, Esq.
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification
Beginning 1480' N of McDonough Road
2100' W of Reisterstown Road
3rd Dist., Alan Shecter, et al., Petitioner
No. 67-254-R

Dear Mr. Hardesty:

Please note an appeal to the County Board of Appeals from your decision in the above-captioned case, the appeal being on behalf of The Greenspring and Worthington Valley Planning Council, Inc., a Maryland corporation, and enter my appearance as attorney for such Appellant.

I am enclosing herewith this firm's check in the amount of \$70.00 to cover the cost of this appeal.

Very truly yours,

R. Taylor McLean
R. Taylor McLean

RTMcl/md

CROSS, SHRIVER, BRIGHT & WASHBURN

ATTORNEYS AT LAW
410 MERCANTILE TRUST BUILDING
BALTIMORE, MARYLAND 21202
J. NICHOLAS SHRIVER, JR.
J. PAUL BRIGHT, JR.
THOMAS D. WASHBURN
CHARLES D. BELL, JR.
JAMES C. SHRIVER
HOWARD L. WASHBURN, II
THOMAS B. BRIGHT
CLAUDE T. TAYLOR
J. PAUL BRIGHT, JR.
WILLIAM T. WASHBURN, II
A. JAMES BRIGHT
CLAUDE T. TAYLOR
JOHN T. WASHBURN

November 27, 1967



Honorable John D. Rose
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition for Reclassification
Beginning 1480' N of McDonough Road
2100' W of Reisterstown Road
3rd District
Alan Shecter, et al. Petitioner
No. 67-254-R

Dear Mr. Rose:

Please note an appeal on behalf of McDonough School, Incorporated, from the decision of the Deputy Zoning Commissioner in the above captioned case.

The appearance of the undersigned should be entered as solicitors for the Appellants.

I understand from discussion with you that even though another Appellant has already paid the sum of \$70.00 to cover the costs of the appeal that we, on behalf of our client, should make a similar payment; accordingly a check is enclosed.

Respectfully,

John D. Rose
J. Nicholas Shriver, Jr.
John D. Rose
J. Paul Bright, Jr.

October 30, 1967

Fred E. Waldrop, Esquire
Masonic Building
Towson, Maryland 21204

RE: Petition for Reclassification
Beg. 1480' N of McDonough
Road W of Reisterstown Road
3rd District
Alan Shecter, et al., Petitioner
NO. 67-254-R

Dear Mr. Waldrop:

I have this date passed my
Order in the above captioned matter.

Very truly yours,

Edward D. Hardesty
EDWARD D. HARDESTY
Deputy Zoning Commissioner

EDH/jdr

cc: Frank H. Newell, Esq.
22 W. Pennsylvania Avenue
Towson, Md. 21204

Mr. Milton Solomon
900 Pittsfield Road
Baltimore, Maryland 21208

Mrs. Phyllis Brotman
McDonough Road
Baltimore, Maryland 21208

Eugene Silverman, Esq.
900 Garrett Building
Baltimore and South Streets
Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: June 8, 1967

FROM: George T. Gavrellis, Director of Planning

SUBJECT: Petition #67-254-R, Beginning 1480 feet North of McDonough Road 2100 feet West of Reisterstown Road
Petition for Reclassification from R-40 Z. R-20 to R.A.
Alan Shecter, et al - Petitioners

3rd District

HEARING: Monday, June 19, 1967. (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-40 and R-20 to R.A. zoning. It has the following advisory comments to make with respect to pertinent planning factors:

1. From a planning viewpoint, the mere presence of apartment zoning on the tract contiguous to the subject property does not justify yet additional reclassification here. The subject property has no direct frontage on Reisterstown Road nor does it serve as a transition between any existing intense land use and other kinds of development. Development has not yet occurred on the tract now zoned for apartment purposes.
2. We note comments by both traffic and state roads personnel indicating that Reisterstown Road now is at its capacity during peak hours. It is noted that additional traffic generated by this zoning proposal would render Reisterstown Road incapable of handling additional traffic. It is noted also that apartment development here as proposed would dramatically increase traffic and traffic problems. Development under present zoning would generate 500 trips per day. Apartment development would generate as many as 5,000 trips per day. Programming for the Northwest Expressway is still uncertain. The most optimistic date of opening might be four years hence for the expressway.
3. With respect to schools, the Owings Mills Elementary School now is overcrowded. Apartment development here would add to the condition of overcrowding. Additional school capacity is not programmed to be available in this area or to serve this area until sometime during 1973, at the earliest date.
4. By virtue of land use relationships and traffic conditions existing and predictable in the area for sometime to come, and in light of the County's ability to provide school services, the Office of Planning and Zoning does not consider the reclassification request to be appropriate. The planning staff believes that the map was correct with respect to not creating apartment zoning for the subject tract. It further believes that conditions have not changed to a degree justifying additional apartment zoning; on the contrary, worsening of conditions call for maintaining low-density residential zoning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. George E. Gavrellis, Director
Office of Planning & Zoning
Frank T. Grabowski

Date: June 9, 1967

FROM: Project Planning Division

SUBJECT: Reclassification Petition of Schecter Tract;
approximately 1500 feet North of McDonough Road
in 3rd Election District

The Schecter Tract falls within the Owings Mills Elementary School service area and, if developed at this time as requested by petitioner, would increase a present 112 pupil overload by 171 pupils making for an unmanageable 283 pupil overload in this 18 room school facility.

In this area there are only two other elementary schools, i.e., Pikesville and Ft. Garrison Elementaries. Pikesville is carrying an overload of 75 pupils, a condition which should be improved by the under-construction Millbrook Elementary. Ft. Garrison Elementary will be able to assist Owings Mills in September 1967 by housing some 40 pupils of Owings Mills population, which is approximately the forecast pupil yield for the Schecter Tract as presently zoned.

Programmed school construction in this area would not be able to handle the additional pupils predicted for petitioner's proposed zoning prior to Fall 1973 at the earliest date with the opening of Woodholme Elementary.

Frank T. Grabowski
FRANK T. GRABOWSKI

FTG:rw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. James F. Lyster, Chairman
TO: Zoning Advisory Committee

DATE: April 18, 1967

FROM: Mr. Charles F. Gavrellis, Jr.

SUBJECT: Property owned by Alan Shecter
Location: 20' x 150' N of Reisterstown Road
District: 3rd
Present zoning: R-40
Proposed zoning: R-A

1. It shall be required to provide water mains and fire hydrants in accordance with the Baltimore County Standard Design Manual, 1964, edition, pages 42 - 43.

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
DATE Nov. 28, 1967
BILLED BY
Zoning Dept. of Balto. Co.

No. 50623

TO: Messrs. Cook, Hadd and Howard
Loyola Federal Building
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Cost of Appeal - Property of Alan Shector, et al 67-254-R		70.00

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
DATE Nov. 28, 1967
BILLED BY
Zoning Dept. of Balto. Co.

No. 50620

TO: Messrs. Cook, Hadd and Howard
Loyola Federal Building
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Cost of Appeal - Property of Alan Shector, et al 67-254-R		70.00

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
DATE Dec. 5, 1967
BILLED BY
Office of Planning & Zoning
119 County Office Bldg.,
Towson, Md. 21204

No. 50936

TO: Messrs. Royston, Mueller,
Thomas & McLean
Campbell Bldg.,
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Additional posting costs - Green Spring Worthington Valley Alan Shector No. 67-254-R		\$10.90

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
DATE May 29, 1967
BILLED BY
Zoning Dept. of Balto. Co.

No. 45573

TO: Alan Shector
1800 N. Charles St.
Baltimore, Md. 21201

DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Petition for Reclassification for Alan Shector, et al 67-254-R		50.00

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

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
DATE June 19, 1967
BILLED BY
Zoning Dept. of Balto. Co.

No. 44209

TO: Rosalyn M. Shector
1800 N. Charles Street
Baltimore, Md. 21201

DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Advertising and posting of property for Alan Shector 67-254-R		108.40

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
DATE June 19, 1967
BILLED BY
Zoning Dept. of Balto. Co.

No. 44210

TO: Alan Shector
1800 N. Charles St.
Baltimore, Md. 21201

DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
Advertising and posting of property 67-254-R		27.10

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

