

November 29, 1968

Richard C. Murray, Esq.
Loyola Federal Building
Towson, Maryland 21204

Re: William Fell Johnson
File No. 68-52-R

Dear Mr. Murray:

Enclosed herewith is a copy of the Amended
Order passed today by the County Board of Appeals in the above entitled
case.

Very truly yours,

Muriel E. Buckneller
County Board of Appeals

Encl.

cc: Bowen Weisheit, Esq.
Mr. John Meyers
Mr. John C. Rose
Mr. George E. Carroll
Board of Education

OFFICE OF
THE BALTIMORE COUNTIAN
THE COMMUNITY NEWS
Baltimore, Md.
THE HERALD - ARGUS
Columbia, Md.
No. 1 Newburg Avenue
CATONSVILLE, MD.
August 21, 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 news-
papers published in Baltimore County, Maryland, once a week for One
week before the 21st day of Aug. 1967, that is to
say the same was inserted in the issues of
August 17, 1967.
THE BALTIMORE COUNTIAN
By Paul J. Morgan, Editor and Manager

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R-40 zone to an R-A zone : COUNTY BOARD OF APPEALS
NW corner Old Court and : OF
Falls Roads, : BALTIMORE COUNTY
3rd District :
William Fell Johnson, :
Petitioner :
No. 68-52-R

The Zoning Commissioner has requested clarification of the Board's Order,
dated April 26, 1968, in the above entitled case to clarify whether the Order of Dismissal,
as originally filed, affirms the decision of the Zoning Commissioner in granting the
petitioner's request. For this reason the Board is issuing the following Amended Order.

AMENDED ORDER

It is hereby ORDERED this 29th day of November, 1968 by
the County Board of Appeals that the petition of William Fell Johnson be and the same is
dismissed, and that the zoning status of the property which is the subject of this petition
shall revert to an R-40 zone, the same status as prior to the filing of the petitioner's
request before the Zoning Commissioner of Baltimore County

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slowik

RE: PETITION FOR RECLASSIFICATION : BEFORE
from R-40 zone to an R-A zone : COUNTY BOARD OF APPEALS
NW corner Old Court and Falls Roads : OF
3rd District : BALTIMORE COUNTY
William Fell Johnson, :
Petitioner :
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COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slowik

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
708 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204
July 13, 1967

Description to accompany Zoning Petition of William Fell Johnson
All that piece or parcel of land situate, lying and being in the
Third Election District of Baltimore County, State of Maryland and
described as follows to wit:

Beginning for the same at the corner formed by the intersection
of the west side of the Falls Road with the northwest side of the Old
Court Road and running thence and binding on the west side of said
Falls Road, North 23 degrees 30 minutes West 198 feet, thence leaving
said Falls Road and running the three following lines (said lines
being the boundary lines of the property owned in fee simple by William
Fell Johnson, the petitioner herein) viz: South 71 degrees 30 minutes
West 158.40 feet, South 18 degrees 30 minutes West 379.50 feet and
South 46 degrees 30 minutes East 193 feet to the northwest side of the
Old Court Road and thence binding on the northwest side of said Old
Court Road, the four following courses and distances viz: north 23
degrees 45 minutes East 130 feet, North 28 degrees 45 minutes East 100
feet, North 31 degrees 15 minutes East 100 feet and North 38 degrees
45 minutes East 90 feet to the place of beginning.

Containing 2.28 Acres of land more or less.

Being the property of William Fell Johnson as shown on the plat
plan filed with the Zoning Department.



RE: PETITION FOR RECLASSIFICATION : BEFORE
from R-40 zone to R-A zone : COUNTY BOARD OF APPEALS
NW corner Old Court and Falls Roads : OF
3rd District : BALTIMORE COUNTY
William Fell Johnson :
Petitioner :
No. 68-52-R

ORDER OF DISMISSAL

Petition of William Fell Johnson for reclassification from an R-40 zone
to an R-A zone, on property located on the northwest corner of Old Court and Falls Roads,
in the Third District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of
petition filed April 25, 1968 (a copy of which is attached hereto and made a part hereof),
from the attorney representing the petitioner in the above entitled matter.

WHEREAS, the said attorney for the said petitioner requests that the
petition filed on behalf of said petitioner be dismissed and withdrawn as of April 25,
1968.

It is hereby ORDERED this 26th day of April, 1968, that said petition
be and the same is dismissed.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slowik

PETITION FOR RECLASSIFICATION
FROM R-40 TO R-A ZONE
LOCATION: Northwest corner of Old
Court and Falls Roads, 3rd District
DATE & TIME: Wednesday, September 6, 1967 at 1:00 P.M.
PUBLIC HEARING: Room 100, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the
Zoning Act and Ordinances of Baltimore County, will hold a public hearing
on the petition of William Fell Johnson, Petitioner, for reclassification
from R-40 zone to R-A zone, on property located on the northwest corner of
Old Court and Falls Roads, 3rd District, Baltimore County, Maryland, on
Wednesday, September 6, 1967 at 1:00 P.M. in Room 100, County Office
Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The hearing will be held in the Third District of Baltimore County.
All that parcel of land situate, lying and being in the Third
District of Baltimore County, State of Maryland and described as follows
to wit: Beginning for the same at the corner formed by the intersection
of the west side of the Falls Road with the northwest side of the Old
Court Road and running thence and binding on the west side of said
Falls Road, North 23 degrees 30 minutes West 198 feet, thence leaving
said Falls Road and running the three following lines (said lines
being the boundary lines of the property owned in fee simple by William
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degrees 45 minutes East 130 feet, North 28 degrees 45 minutes East 100
feet, North 31 degrees 15 minutes East 100 feet and North 38 degrees
45 minutes East 90 feet to the place of beginning.
Containing 2.28 Acres of land more or less.
Being the property of William Fell Johnson as shown on the plat
plan filed with the Zoning Department.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 17, 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., on August 1, 1967,
and published in Towson, Baltimore County, Md., on August 1, 1967,
the same was published before the 15th day of August, 1967,
the 15th day of August, 1967, the same publication
appearing on the 17th day of August, 1967.

THE JEFFERSONIAN

Cost of Advertisements \$

DAVID WEISHEIT
201 CHARLES STREET
BALTIMORE 2, MARYLAND

4/25/1968

County Board of Appeals
Room 201 County Office Building
Towson, Maryland 21204

Gentlemen:

Due to the untimely death of Mr. William Fell Johnson,
it is necessary for me to request withdrawal of his hearing petition
regarding Building Permit No. 68-004, which was heard on March 15, 1968.
This building project is now to be completely withdrawn and abandoned.

Also, in connection with the same property - Mr. Johnson,
I should like to have the zoning case in whatever manner is most
appropriate for its immediate withdrawal and abandonment. This was
Case No. 68-52-R, before the Zoning Commissioner of Baltimore
County.

Your prompt attention will be most appreciated.

Very truly yours,

Bowen Weisheit

RE: PETITION FOR
RECLASSIFICATION
From R-40 Zone to R-A
Zone - N/W Cor. Falls
and Old Court Roads
Wm. Fell Johnson,
Petitioner

BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 68-52-R

The petitioner in the above matter requested reclassification of property from an R-40 Zone to an R-A Zone at the northwest corner of Falls and Old Court Roads, in the Third District of Baltimore County.

The petitioner's request is an unusual one and must be treated differently from the ordinary request for apartment zoning.

The Village of Brooklandville dates back to 1712. The present houses were built in 1813.

The Planning Staff expressed fears that the granting of the petition would be tragic in that it would lead to the uncontrolled development of the Green Spring Valley.

It would seem the Green Spring Valley and others might learn something from the present life estate owner, William Fell Johnson, insofar as control is concerned. Brooklandville only seeks a change every one hundred years or so.

There are seven existing dwelling units and ten more are proposed at this time. The planning and zoning are indeed weak if this can be used as an excuse to rezone all of Green Spring Valley.

For the above reasons the above reclassification should be had.

It is this 24 day of September, 1967, by the Zoning Commissioner of Baltimore County ORDERED that the herein described property or area should be and the same is hereby reclassified from an R-40 Zone to an R-A Zone, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.

William Fell Johnson
Zoning Commissioner of
Baltimore County

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, William Fell Johnson, 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 an R-40 zone to an R-A zone for the following reasons:

1. To correct specific error of omission in the original zoning designation.
2. To give practical consideration of the radical changes in the character of the neighborhood since the adoption of the zoning regulations.

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.

Contract purchaser
Address: Brooklandville, Maryland
Legal Owner
Address: Brooklandville, Maryland
Petitioner's Attorney
Address: Brooklandville, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of September, 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 6th day of September, 1967, at 10:00 o'clock.

William Fell Johnson
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. William Fell Johnson, Petitioner
SUBJECT: Petition for reclassification from R-40 to R-A zone and Special Exception for William Fell Johnson, located at the NW corner of Falls Road and Old Court Road, 3rd District

It shall be necessary to provide water mains and approved type fire hydrants in accordance with Baltimore County Standard Design Manual, Book 1000.

It shall be necessary to meet all fire department regulations pertaining to apartments.



STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRAIRIE STREET
BALTIMORE, MD. 21201

JOHN G. ROSE, Chairman
County Board of Appeals
County Office Building
Towson, Maryland, 21204

Mr. William S. Baldwin, Chairman
County Board of Appeals
County Office Building
Towson, Maryland, 21204

Reference is made to your letter of March 12, 1968, regarding the subject position.

The State Roads Commission's position on matters of zoning is neutral. Therefore we do not oppose the petition. However, we feel that the Board of Appeals should be aware of the proposed highway improvements which will affect the property.

The writer plans to attend the hearing in the event that it may be necessary to testify, therefore we would appreciate being notified of the hearing date.

Thank you for your cooperation.

Very truly yours,
Charles Lee, Chief
Development Engineering Section

By: John E. Meyers
Asst. Development Engineer

JEM/nb

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

Subject: Reclassification from an R-40 to an R-A zone and Special Exception for William Fell Johnson, located at the NW corner of Falls Road and Old Court Road, 3rd District (Item 1 August 1, 1967)

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

It shall be necessary to provide water mains and approved type fire hydrants in accordance with Baltimore County Standard Design Manual, 1964 edition. It shall be required to meet all fire department regulations pertaining to apartments.

There is inadequate stopping site distance at the south State Roads Commission approval and permit.

If the petition is granted, no occupancy may be made 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 Traffic Engineering
Health Department
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James S. Davis, Principal
Zoning Technician

cc: Carlisle Brown-Hur, of Eng.
L. Morris, Jr. Bureau
John Myers-State Roads Commission

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

William Fell Johnson
Brooklandville, Maryland
21022

Advertising and posting of property
\$25.00

Advertising and posting of property
\$25.00

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WILLIAM FELL JOHNSON
LIFE ESTATE

ZONED R-40
USE - FARMING

EXISTING MACADAM ROAD TO BE WIDENED TO 24' WIDTH
(LOC. APPROXIMATE)

WILLIAM FELL JOHNSON
LIFE ESTATE

S. 18° 30' W. 379.50'

S. 71° 30' W. 158.40'

ROAD

U.S.
Post Office

ZONED R-A
SPEC. EXC. OFFICES

SHOP
42'

N. 23° 45' E. 130'

N. 28° 45' E. 100'

N. 33° 15' E. 100'

N. 38° 45' E. 90'

N. 23° 30' W. 198'

OLD COURT

MACADAM PAVING

ROAD

MACADAM

PAVING

FIRE HYDRANT

#68-52R

OFFICE
COPY

MAP
#3

SEC. 3-C

NW-10-C

RA

PLAT TO ACCOMPANY
ZONING PETITION OF
WILLIAM FELL JOHNSON
3RD. ELECT. DIST. BALTO. CO. MD.

PUBLIC WATER + SEWER AVAILABLE
EXISTING USE - DWELLINGS + SHOP
PROPOSED USE - " + TOWN HOUSES
EXISTING ZONING - R-40
PROPOSED ZONING - R-A

GROSS AREA - 2.58 ACRES ±
NET AREA - 2.20 "

DESIGNED DENSITY
GROSS = 6.59 UNITS PER ACRE
NET = 7.46 "
TOTAL UNITS = 17

PERMITTED DENSITY
GROSS = 16 UNITS PER ACRE
NET = 18 "
TOTAL UNITS = 41
PARKING FOR 10 PROPOSED NEW UNITS
NO. OF SPACES REQUIRED - @ 1 SPACE PER UNIT = 10
" " PROVIDED = 10



SCALE: 1"=50' JULY 14, 1967
DOLLENBERG BROTHERS
SURVEYORS + CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON, MD.

