

#68-64R
MAP
SEC. 1-D
NW-14-J
P.A.

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 68-64-R

ORDER OF DISMISSAL

Petition of Ralph Milton Crouse, et al from R-10 and R-20 zones to R-A zone on property located on the northwest side of Cherry Hill Lane 1850' southwest of Reisterstown Road, in the 4th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed July 15, 1968 (a copy of which is attached hereto and made a part hereof), from the attorney representing the protestants-appellants in the above entitled matter.

WHEREAS, the said attorney for the said protestants-appellants requests that the appeal filed on behalf of said protestants be dismissed and withdrawn as of July 15, 1968.

It is hereby ORDERED this 17th day of July, 1968 that the said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY.

William S. Baldwin, Chairman

Walter A. Reiter, Jr.

John A. Miller

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

SUBJECT: Re-classification from an R-10 & R-20 zone to an R-A zone, for Ralph Milton Crouse, located on Cherry Hill Lane, S/W of Reisterstown Rd. 4th District (Item 10, August 22, 1967)

Dear Mr. Armiger:

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

BUREAU OF ENGINEERING:
Water - Existing 10" water in Reisterstown Road
Sewer - Existing 10" sanitary sewer as shown on the submitted plan.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Cherry Hill Road is to be developed as a minimum 50' road on C 70' R/W.

BUREAU OF TRAFFIC ENGINEERING: This Bureau will review subject petition with regard to the Northwest Expressway and submit comments at a later date.

FIRE BUREAU: Approved type of hydrants and water mains must be shown on the site plans prior to building permit approval.

HEALTH DEPARTMENT: Approved sewer extensions to the site must be shown on the plans.

PLANNING DIVISION: This division will review the subject petition and submit any necessary comments at a later date.

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 plan 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:

State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

JAMES E. DIBB, Principal
Zoning Technician

cc: Carlyle Brown-Dur. of Engng.; C. Richard Moore-Dur. of Traffic Engng.; Ed. Morris, Fire Bureau; William Grommet-Health Dept.; Albert V. Quinby-Project Planning



Zoning Commissioner
Baltimore County
County Office Bldg. #119
111 Chesapeake Avenue
Towson, Md.

Re: Case #68-64-R
Ralph Milton Crouse

Dear Sir:

We wish to appeal the above captioned case for various reasons. We feel the Commissioner has made an error in granting the zoning and we will be happy to discuss this in detail at the time our hearing takes place.

Enclosed find the \$70.00 fee which we understand is due and payable at this time. Please advise date, time and location for hearing on this appeal.

Respectfully submitted,

Mrs. Jean Wayne
4 Brookbury Drive
Reisterstown, Md.

Mr. Eddie Large
5 Caraway Road
Reisterstown, Md.

Mrs. Rhoda Oberfeld
1 Caraway Road
Reisterstown, Md.

#68-64R

County Board of Appeals,
Room 301,
County Office Building,
Baltimore, Maryland 21204

Re: Case No. 68-64-R
Ralph Milton Crouse et al

Dear Sirs:

Please dismiss, with prejudice, our appeal in the above titled case.

Rec'd 7/15/68 - 9.30 a.m.

Handwritten signatures and initials.

PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
and Jean Dorothy Crouse
Ralph Milton Crouse
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-10 & R-20 zone to an R-A zone; for the following reasons:

- (a) Error in original zoning, as exemplified by
- (b) Change in the neighborhood since the adoption of the Election District Land Use Map.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or my agent, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, and 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
Ralph Milton Crouse
Jean Dorothy Crouse
Address: R. D. #2, Box 143
Reisterstown, Md. 21136

John W. Armiger, Attorney
Address: 200 Padonia Road, East
Cockeysville, Maryland 21030

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of August, 1968 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 18th day of September, 1967, at 2 o'clock P.M.



INTER-OFFICE CORRESPONDENCE
DIVISION OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson 4, Maryland

TO: Mr. James E. Dyer
FROM: Eugene J. Clifford
SUBJECT: Zoning Petition 68-64-R
Northwest side of Cherry Hill Lane -
1850' southwest of Reisterstown Road

Review of the subject petition results in the following comments.

The Northwest Expressway tentative alignment appears to be satisfactory as shown on the plan.

The details of the utilization and radius returns at the intersection of Tarrason Road and Cherry Hill Lane, will be subject to improvement at the building permit stage.

EJC:CRN:mr

Eugene J. Clifford
County Traffic Engineer



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

the above Re-classification should be had, and is hereby... granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of December, 1967, that the herein described property or area should be and the same is hereby reclassified: from a R-10 & R-20 zone to an R-A zone, and on a Special Exception basis.

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.

DEPUTY Zoning Commissioner of Baltimore County

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of August, 1968, 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 to remain in the R-10 & R-20 zone; and/or the Special Exception for... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 6, 1967

FROM: George E. Gayvells, Director

SUBJECT: Petition #68-64-R. Reclamation from R-10 and R-20 to R.A.
Northwest side of Cherry Hill Lane 1850 feet Southwest of Reisterstown Road. Being the property of Ralph M. Crouse.

4th District

HEARING: Monday, September 18, 1967 (3:00 P.M.)

We have been informed by the Zoning Administration Division that hearing of the subject petition has been postponed for an indefinite time. We will, therefore, reserve comment until the hearing has been rescheduled.

OFFICE OF
THE BALTIMORE COUNTIANTHE COMMUNITY NEWS
Reisterstown, Md.THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for successive weeks before the day of September 19, 1967, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

PETITION FOR RECLASSIFICATION

4th DISTRICT

ZONING: From R-10 and R-20 to R.A.

LOCATION: Northwest side of Cherry Hill Lane 1850 feet Southwest of Reisterstown Road.

DATE & TIME: MONDAY, SEPTEMBER 18, 1967 at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Present Zoning: R-10 and R-20

Proposed Zoning: R.A.

All that parcel of land is in the Fourth District of Baltimore County.

R-20 to R.A.

BEGINNING: for the same at a point in the center line of Cherry Hill Lane, said point being situated 1,850 feet measured southwesterly along said center line of Cherry Hill Lane from its intersection with the center line of Reisterstown Road, 66 feet wide, thence running said place of beginning and running and blinding on said center line of Cherry Hill Lane South 66 degrees 11 minutes 50 seconds West 180 feet more or less, thence continuing along said center line of Cherry Hill Lane South 66 degrees 09 minutes 50 seconds West 172 feet more or less, thence leaving said center line of Cherry Hill Lane and running the following courses and distances, viz: North 56 degrees 50 minutes 19 seconds West 1,325 feet more or less, thence North 22 degrees 32 minutes 13 seconds East 322 feet more or less, to a point distant 1,850 feet measured southwesterly at right angles from the center line of Reisterstown Road, thence running southwesterly parallel to and distance 1,850 feet from said center line of Reisterstown Road 1,235 feet more or less to the place of beginning.

Containing 11.1 acres of land more or less.

R-10 to

REIDENTIAL R.A.

BEGINNING: for the same at a point in the center line of Cherry Hill Lane, said point being situated 1,325 feet measured southwesterly along said center line of Cherry Hill Lane from its intersection with the center line of Reisterstown Road, 66 feet wide, thence leaving said place of beginning and running and blinding on said center line of Cherry Hill Lane South 66 degrees 11 minutes 50 seconds West 180 feet more or less, to a point distant 1,850 feet measured southwesterly at right angles from the center line of Reisterstown Road, thence leaving said center line of Cherry Hill Lane and running northwesterly parallel to and distance 1,850 feet from said center line of Reisterstown Road 1,235 feet more or less, thence running North 32 degrees 32 minutes 15 seconds East 160 feet more or less, thence South 55 degrees 15 minutes 10 seconds East 1,375 feet more or less to the place of beginning.

Containing 10.8 acres of land more or less.

Being the property of Ralph M. Crouse and Jean Crouse, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, September 18, 1967 at 10:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF

JOHN G. ROSE

ZONING COMMISSIONER

OF BALTIMORE COUNTY.

No. 2.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 31st 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 in each of the following times before the day of September 19, 1967, the first publication appearing on the 31st day of August, 1967.

THE JEFFERSONIAN.

D. L. Smith, Manager

Cost of Advertisement, \$.....

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 48499

DATE Sept. 29, 1967

BILLED BY: Zoning Dept. of Balto. Co.

TO: Herbert J. Siegel

14 Strawn Hill Road

Orlago Hills, Md. 21117

BY order of

JOHN G. ROSE

Zoning Commissioner of Baltimore County

Aug. 14

No. 2.

No. 2.

No. 2.

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No. 2.

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No. 2.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

John M. Amisberg, Esq.
350 Pulaski Road, Room
Catonville, Maryland 21204County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this

19th day of August 1967

Petitioner Ralph Milton Crouse

Petitioner's Attorney John M. Amisberg, Esq.

Reviewed by James S. Shyne

Chairman of Advisory Com.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, MarylandDistrict 4th Date Posting Sept. 2, 1967
Posted for: Reclamation from R-10 & R-20 to R.A.
Petitioner: Ralph M. Crouse
Location of property: NW 1/4 of Cherry Hill Lane 1850' SW of Reisterstown Rd.
Location of Signs: 2 signs at NW 1/4 of Cherry Hill Lane 1850' SW of Reisterstown Rd.
Remarks: 2 signs
Posted by: J. S. Shyne
Date of return: Sept. 3, 1967CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, MarylandDistrict 4th Date Posting Sept. 4, 1967
Posted for: Reclamation from R-10 & R-20 to R.A.
Petitioner: Ralph M. Crouse
Location of property: NW 1/4 of Cherry Hill Lane 1850' SW of Reisterstown Rd.
Location of Signs: 2 signs at NW 1/4 of Cherry Hill Lane 1850' SW of Reisterstown Rd.
Remarks: 2 signs
Posted by: J. S. Shyne
Date of return: Sept. 9, 1967CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, MarylandDistrict 4th Date Posting 1-13-68
Posted for: Reclamation from R-10 & R-20 to R.A.
Petitioner: Ralph M. Crouse
Location of property: NW 1/4 of Cherry Hill Lane 1850' SW of Reisterstown Rd.
Location of Signs: 2 signs at NW 1/4 of Cherry Hill Lane 1850' SW of Reisterstown Rd.
Remarks: 2 signs
Posted by: J. S. Shyne
Date of return: 1-13-68OFFICE OF
THE BALTIMORE COUNTIANTHE COMMUNITY NEWS
Reisterstown, Md.THE HERALD - ARGUS
Catonville, Md.

No. 1 Newburg Avenue

CATONVILLE, MD.

September 4, 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 successive weeks before the 4th day of Sept., 1967, that is to say the same was inserted in the issues of

August 31, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan

Editor and Manager

No. 1.

INVOICE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 50635

DATE Dec. 4, 1967

BILLED BY:

Zoning Dept. of Balto. Co.

TO: Herbert J. Siegel
14 Strawn Hill Road
Orlago Hills, Md. 21117

BY order of

JOHN G. ROSE

Zoning Commissioner of Baltimore County

No. 2.

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No. 2.

INVOICE

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

No. 50635

DATE Dec. 4, 1967

BILLED BY:

Zoning Dept. of Balto. Co.

TO: Herbert J. Siegel

14 Strawn Hill Road

Orlago Hills, Md. 21117

BY order of

JOHN G. ROSE

Zoning Commissioner of Baltimore County

No. 2.

No. 2.

No. 2.

EVANS, HAGAN & ASSOCIATES

4800 ELKRODE AVENUE • BALTIMORE, MD. 21214 • PHONE 426-2144

BRANCHES

CAMBRIDGE, MD. 21613 • 539 POPLAR ST. • 228-3350
WESTMINSTER, MD. 21157 • 115 E. MAIN ST. • 848-1730

August 3 1967.

DESCRIPTION OF PORTION OF BEDFORD SQUARE APARTMENTS
ON CHERRY HILL LANE FOR ZONING RECLASSIFICATION FROM
RESIDENTIAL R-10 to RESIDENTIAL R-A

BEGINNING for the same at a point in the center line of Cherry Hill Lane, said point being situate 1,525 feet measured southwesterly along said center line of Cherry Hill Lane from its intersection with the center line of Reisterstown Road, 66 feet wide, thence leaving said place of beginning and running and binding on said center line of Cherry Hill Lane South 66 degrees 14 minutes 50 seconds West 500 feet, more or less, to a point distant 1,850 feet measured ^{southwesterly} at right angles from the center line of Reisterstown Road, thence leaving said center line of Cherry Hill Lane and running northwesterly parallel to and distant 1,850 feet from said center line of Reisterstown Road 1,335 feet more or less, thence running North 32 degrees 32 minutes 15 seconds East 160 feet more or less, thence South 55 degrees 15 minutes 10 seconds East 1,575 feet more or less to the place of beginning.

Containing 10.0 acres of land more or less.

Note: This description prepared for zoning purposes only
and is not intended to be used for conveyance.



J. Carroll Hagan
J. Carroll Hagan

L. ALAN EVANS
LAND SURVEYOR
REG. NO. 2827

J. CARROLL HAGAN
LAND SURVEYOR
REG. NO. 5093

LEON A. PODOLAK
LAND SURVEYOR
REG. NO. 4799

NORMAN C. EMERICK
ENGINEERING CONSULTANT
REG. NO. 2990, P.E.

JESSE W. HURLEY
CAMBRIDGE
BUSINESS RELATIONS

RICHARD L. HULL
WESTMINSTER
BUSINESS RELATIONS

**EVANS, HAGAN & ASSOCIATES**

4800 ELKRODE AVENUE • BALTIMORE, MD. 21214 • PHONE 426-2144

BRANCHES

CAMBRIDGE, MD. 21613 • 539 POPLAR ST. • 228-3350
WESTMINSTER, MD. 21157 • 115 E. MAIN ST. • 848-1730

August 3 1967.

DESCRIPTION OF PORTION OF BEDFORD SQUARE APARTMENTS
ON CHERRY HILL LANE FOR ZONING RECLASSIFICATION FROM
RESIDENTIAL R-20 TO R-A

BEGINNING for the same at a point in the center line of Cherry Hill Lane, said point being situate 2,025 feet measured southwesterly along said center line of Cherry Hill Lane from its intersection with the center line of Reisterstown Road, 66 feet wide, thence leaving said place of beginning and running and binding on said center line of Cherry Hill Lane South 66 degrees 14 minutes 50 seconds West 90 feet more or less, thence continuing along said center line of Cherry Hill Lane South 05 degrees 09 minutes 50 seconds West 172 feet more or less, thence leaving said center line of Cherry Hill Lane and running the 2 following courses and distances, viz: North 56 degrees 50 minutes 10 seconds West 1,325 feet more or less, thence North 32 degrees 32 minutes 15 seconds East 522 feet more or less to a point distant 1,850 feet measured southwesterly at right angles from the center line of Reisterstown Road, thence running southwesterly parallel to and distant 1,850 feet from said center line of Reisterstown Road 1,335 feet more or less to the place of beginning.

Containing 11.1 acres of land more or less.

Note: This description prepared for zoning purpose only
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J. Carroll Hagan
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REG. NO. 2827

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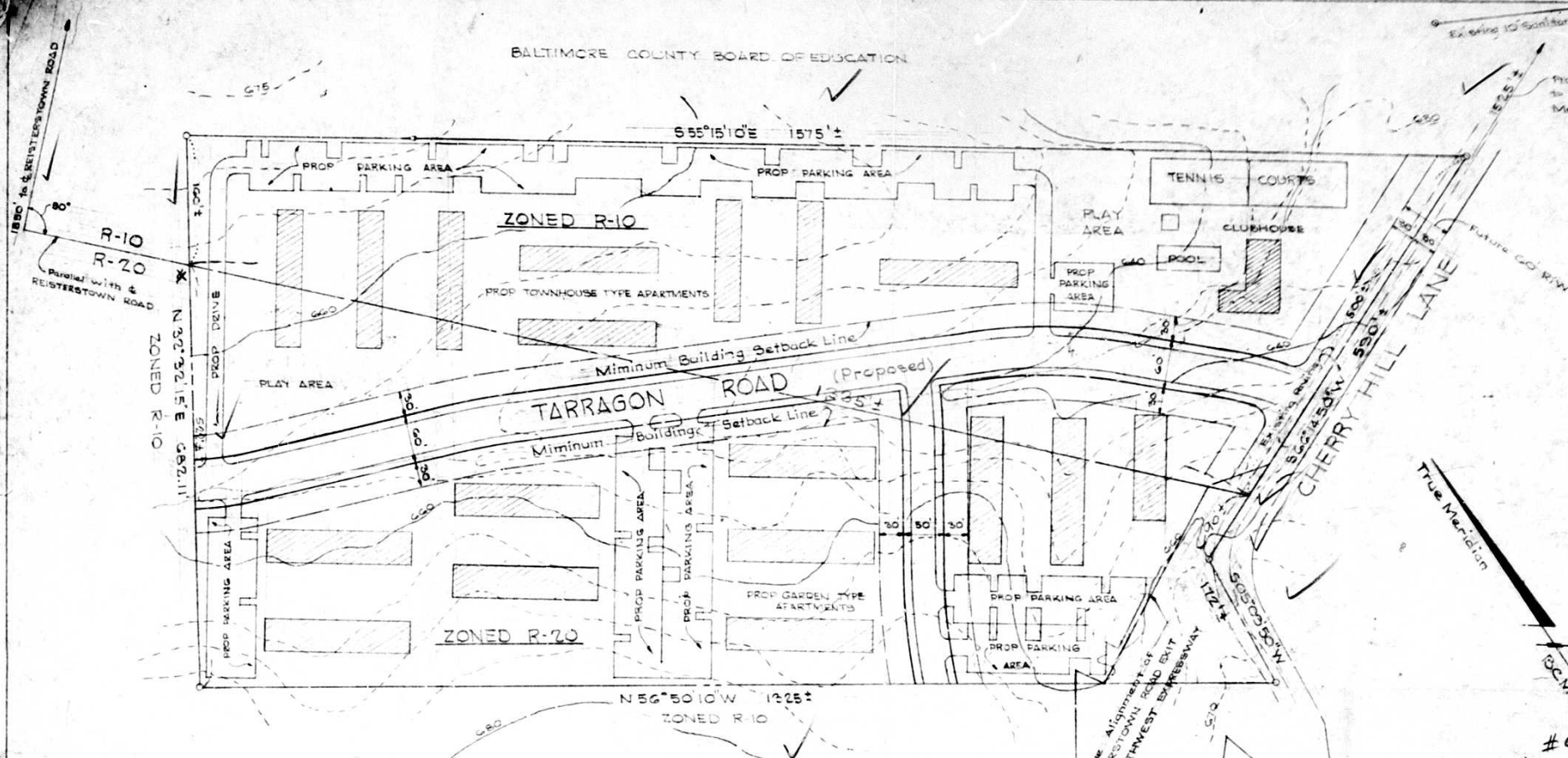
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BUSINESS RELATIONS

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WESTMINSTER
BUSINESS RELATIONS

BALTIMORE COUNTY BOARD OF EDUCATION



Notes
 Present Use
 Present Zoning
 Prop. Use
 Prop. Zoning

Density
 Gross Area
 Area of Public Sts.
 Net Area
 Prop. No. of Units
 Gross Density
 Net Density
 No. of Parking Spaces
 Size of Parking Spaces

Vacant
 E-10 & R-20
 Apartments
 R-10

21.1 Ac ±
 2.4 Ac ±
 18.7 Ac ±
 100 Townhouse type & 220 Garden type
 15.2 %
 17.1 %
 235
 9 x 20 = 180'

ZONING PLAT of BEDFORD SQUARE APARTMENTS CHERRY HILL LANE 4TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

#68-64R

OFFICE
 COPY

MAP
 #4
 SEC. 1-D
 NW-14-J
 RA

EVANS, HAGAN & ASSOCIATES		
SURVEYING & CIVIL ENGINEERING		
-Main Office-		
4200 ELSRODE AVE. - PHONE 496-8144 BALTIMORE, MARYLAND 21214		
-Branches-		
539 POPLAR STREET - CAMBRIDGE, MARYLAND PHONE 228-3350		
115 E. MAIN STREET - WESTMINSTER, MARYLAND PHONE 848-1790		
DATE	REVISION	BY
1970 Zoning Map		
SURVEYED BY		
COMPUTED BY		
DRAWN BY		
CHECKED BY		
JCH		
Drawg. No. 2262		
DATE 30 June 1967 SCALE 1" = 100' 		

