

May 22, 1968

County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: Petition 68-73-R
Petition for Reclassification
N/S Old Pimlico Road 4640'
East of Smith Avenue -
3rd District, Kathryn H. Griffith,
Petitioner

Gentlemen:

Will you kindly dismiss the appeal taken to
your Board from the Order of the Zoning Commissioner
of Baltimore County, dated October 4, 1967 in the
above-entitled case.

Very truly yours,

THE PARK SCHOOL

By: Eugene M. Feinblatt
1200 Garrett Building
Baltimore, Maryland 21202
Phone 2-4557
Attorney for Appellant

RE: PETITION FOR
RECLASSIFICATION
N/S Old Pimlico Road
4640' E. Smith Avenue
Third District
Kathryn H. Griffith,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
No. 68-73-R

APPEAL

Mr. Rose:

Please enter an Appeal to the County Board of Appeals
by The Park School of Baltimore, Inc., Brooklandville, Maryland
21022, from the Order of the Zoning Commissioner in the above
entitled matter dated October 4, 1967, as to which the appeal
time was extended by the said Zoning Commissioner until
November 30, 1967, because notice thereof was lost in the
mail.

Eugene M. Feinblatt

Norman J. Rothman

Donald M. Rothman

Gordon, Feinblatt & Rothman

1200 Garrett Building

Baltimore, Maryland 21202

Phone 2-4557

Attorneys for Appellant

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rosa, Zoning Commissioner Date: September 15, 1967

FROM: George E. Gavrilis, Director of Planning

SUBJECT: Petition #68-73-R. North side of Old Pimlico Road 4640 feet East of Smith Avenue.
Petition for Reclassification from R-40 to R-20.
Kathryn H. Griffith - Petitioner

3rd District

HEARING: Wednesday, September 27, 1967. (1:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed
the subject petition and offers the following comment:

In view of the petition reclassifications that have already been
granted for properties in the vicinity of this parcel, the planning
staff can offer no opposition to the subject petition.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rosa, Zoning Commissioner Date: Sept 26, 1967

FROM: George E. Gavrilis, Director of Planning

SUBJECT: Petition #68-73-R. North side of Old Pimlico Road 4640 feet East of Smith Avenue.
Petition for Reclassification from R-40 to R-20.
Kathryn H. Griffith - Petitioner

W. Lee Harrison, Esq.
607 Loyola Federal Building
Towson, Maryland 21204

SUBJECT: Reclassification from R-40 to
R-20, for Kathryn H. Griffith,
located N/S Old Pimlico Road,
E of Greening Avenue
3rd District
(Item 2 June 27, 1967)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water - Existing as shown on the submitted plat (vicinity plan).
Sewer - Existing as indicated on the vicinity plan for this petition.
Road - The Old Pimlico Road relocation is to be aligned so that it passes through the
western portion of this property and intersects Greening Avenue. This road shall
be developed on a minimum 70' R/W. The existing Old Pimlico Road is to be aligned to
intersect the relocated road at a right angle.

HEALTH DEPARTMENT: Since public water and sewer are available to the subject site,
this office has no comment.

TRAFFIC ENGINEERING: The proposed 70' drive should be oriented directly into Old
Pimlico Road and the old section of Old Pimlico Road 7'ed into the new road. Change
in zoning from R-40 to R-20 creates no appreciable change in trip density. Revised
plans must be submitted prior to the hearing showing the new alignment.

PROJECT PLANNING: This office is in complete agreement with the Bureau of Traffic
Engineering. The proposed access from the subject tract to the proposed alignment
will have to be redesigned to eliminate extension of public roads by private roads.

ZONING ADMINISTRATION DIVISION: Hearing date will be withheld until such time as
revised plans have been received by this office in compliance with the above comments.

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 conformance to the
approved plan.

The above comments are not intended to indicate the appropriateness of the zoning
action requested, but to ensure 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:

Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

George E. Gavrilis
Director, Planning
Zoning Technician

cc: Carolyn Brown-Bureau of Engineering
William Green-Bureau of Health Department
C. Richard Moore-Bureau of Traffic Engineering; Albert V. Quilley-Project Planning Div.

RE: PETITION FOR RECLASSIFICATION
N/S Old Pimlico Road 4640'
E of Smith Avenue - 3rd Dist.
Kathryn H. Griffith, Petitioner
NO. 68-73-R

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

IT IS ORDERED by the Zoning Commissioner of Baltimore
County, this 31st day of May, 1968, that the previous Order passed on
the 4th day of October, 1967, is hereby modified so that the herein
described property is reclassified from an R-40 zone to an R-20 zone
with the exception of the area designated "R-40 control area" on the plat
attached dated August 10, 1967, and revised February 28, 1968, all
subject to approval of the site plan by the Bureau of Public Services and
the Office of Planning and Zoning. This Order shall be inure pro tunc
the date of the original Order of October 4, 1967.

Zoning Commissioner

ORDER RECEIVED FOR FILING

DATE May 3, 1968

BY Kathryn H. Griffith

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3RD Date of Posting: Sept 7, 1967
Posted for: Reclassification from R-40 to R-20
Petitioner: Kathryn H. Griffith
Location of property: N/S of Old Pimlico Rd. 4640' E of Smith Ave.
Location of Signs: N/S of Old Pimlico Rd. 4640' E of Smith Ave. (at intersection)
Jones Falls Exp. (3) East side Greening Ave. Opposite Campbell Quarry
Remarks: 2 signs
Posted by: J. Gavrilis Date of return: Sept 8, 1967

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3RD Date of Posting: 3/6/68
Posted for: Appeal
Petitioner: Kathryn H. Griffith
Location of property: N/S of Old Pimlico Rd. 4640' E of Smith Ave.
Location of Signs: N/S of Old Pimlico Rd. 4640' E of Smith Ave. (at intersection)
Jones Falls Exp. (3) East side Greening Ave. Opposite Campbell Quarry
Remarks: 2 signs
Posted by: J. Gavrilis Date of return: 3/6/68

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3RD Date of Posting: 11/16/67
Posted for: Appeal
Petitioner: Kathryn H. Griffith
Location of property: N/S of Old Pimlico Rd. 4640' E of Smith Ave.
Location of Signs: N/S of Old Pimlico Rd. 4640' E of Smith Ave. (at intersection)
Jones Falls Exp. (3) East side Greening Ave. Opposite Campbell Quarry
Remarks: 2 signs
Posted by: J. Gavrilis Date of return: Dec 16, 1967

RE: PETITION FOR RECLASSIFICATION
from an R-40 zone to an R-20 zone
N/S of Old Pimlico Road 4640'
East of Smith Avenue,
3rd District
Kathryn H. Griffith,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 68-73-R

ORDER OF DISMISSAL

Petition of Kathryn H. Griffith for reclassification from an R-40 zone to an
R-20 zone on property located on the north side of Old Pimlico Road 4640' east of Smith
Avenue in the Third Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of
Appeal filed June 4, 1968 (a copy of which is attached hereto and made a part hereof)
from the appellant (John Kelbaugh) in the above entitled matter.

WHEREAS, the said appellant requests that the appeal filed on behalf of
said appellant, be dismissed and withdrawn as of June 4, 1968.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of
Appeal filed June 4, 1968 (a copy of which is attached hereto and made a part hereof)
from the attorney representing the protestant-appellant (Park School) in the above
entitled matter.

WHEREAS, the said attorney for the said protestant-appellant requests that
the appeal filed on behalf of said protestant be dismissed and withdrawn as of June 4,
1968.

It is hereby ORDERED this 6th day of June, 1968 that said
appeals be and the same are dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

John A. Slowik

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

#68-73-R

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Kathryn H. Griffith, 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 reclassified, pursuant
to the Zoning Law of Baltimore County, from an R-40 zone to an R-20 zone for the following reasons:
Error in original zoning and genuine change in conditions.

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.
If 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

W. Lee Harrison, Petitioner's Attorney

Address 607 Loyola Federal Building

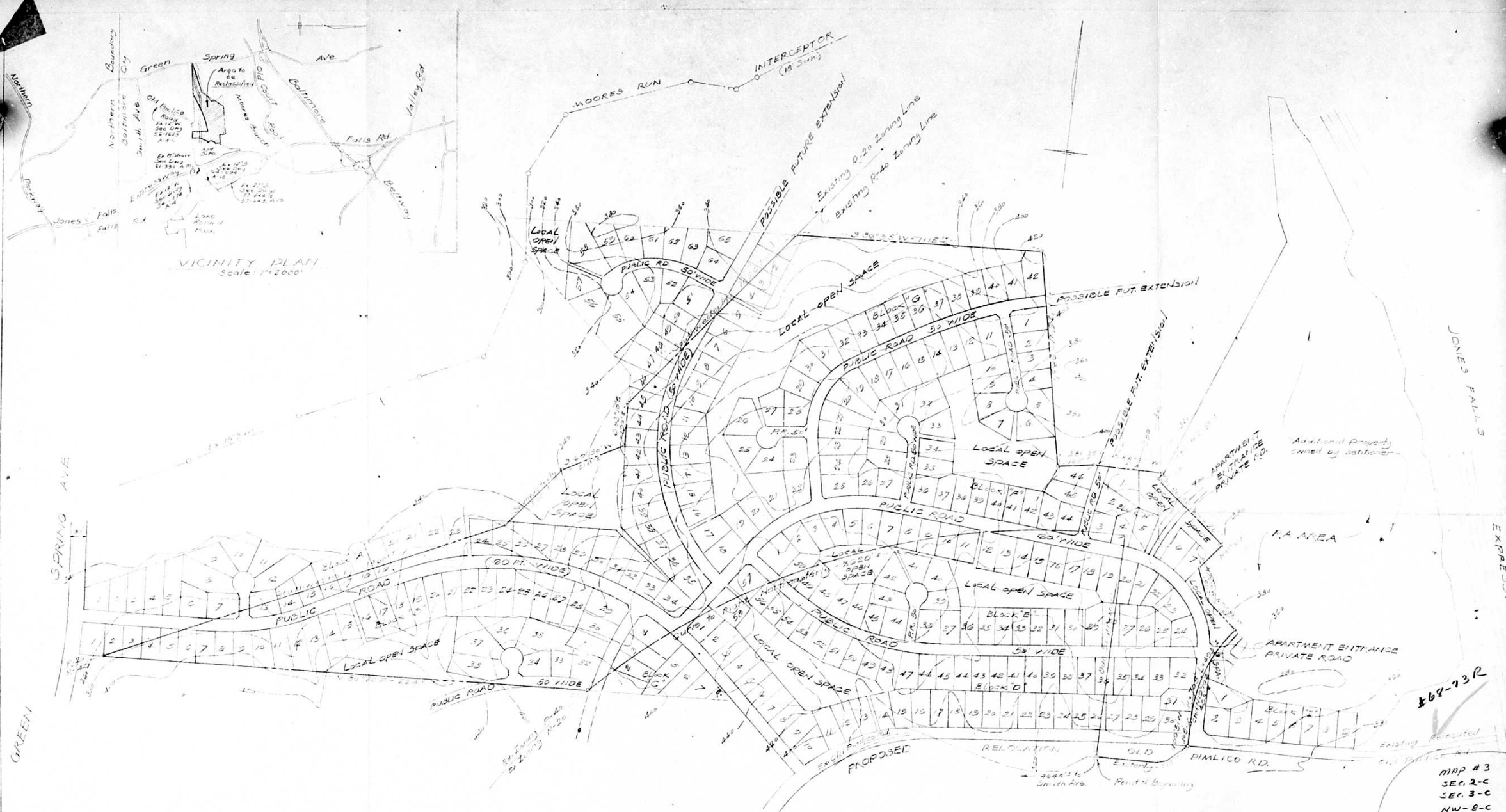
Towson, Maryland 21204

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 through-
out 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 15th day of September, 1968, at 1:00 o'clock

P. M.

Zoning Commissioner of Baltimore County



GENERAL NOTES

Area of Tract requesting reclassification = 10.116 Ac.
 Gross Acreage of Tract = 12.4 Ac.
 Minimum Lot Size = 13,000 Sq. Ft. (75% attachable)
 All lots min. 90' at Blk. Line
 Total No. of Lots = 323
 Total No. of Parcels = 1
 Existing Zoning of Tract = R-40 & R-20
 Existing Use of Tract = Farm & No Use
 Proposed Zoning of Tract = R-20

PLAT TO ACCOMPANY
 PETITION FOR RECLASSIFICATION
 PROPERTY BETWEEN GREENSPRING AVE. & JONES FALLS EXPRESSWAY
 Election Dist. N/3
 Scale: 1" = 200'
 Baltimore County, Md.
 Aug. 16, 1967



Matt Childs & Associates
 1020 Cromwell Bridge Rd.
 Towson, Md. 21204

168-73R

MAP #3
 SEC. 2-C
 SEC. 3-C
 NW-8-C
 NW-9-C
 NW-8-D
 NW-9-D
 R-20

GREENBROOK AVENUE

BROADWATER, INC.
S.B. 2888-2891

SANITARY SEWER
EASEMENT
KV 87 45-10

THE ARUNDEL CORPORATION
W.A. 2887-2890

211.0063 ACRES

C.W.B. JR. 978-434

ROCKLAND ESTATES
W.D. 30-40

#68-73K

MAP
#3
SER. 2-C
" 3-C
NW-B-C
NW-3-C
NW-8-D
NW-9-D
R20

EXPRESSWAY
RTE 83

FORMER LOCATION OF STONE
AT END EAST 234 PERCH
LINE OF LITTLE LUNA

FORMER TAX SALE LOT

OLD PIMLICO ROAD

CHARLES C. MCCOOLAN
W.D. 28-248

BOUNDARY SURVEY
PART OF
J. EDWIN GRIFFITH JR. & WIFE PROPERTY
3RD ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=200' AUGUST 1, 1967



MATZ, CHILDS & ASSOCIATES
1020 CHANNELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
JO 68271