

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, we, **Mardo Homes, Inc.**, 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-6 & M.L.** zone, to the following reasons:

1 - Change in neighborhood

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, 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.

Mardo Homes, Inc.

Contract purchaser

Henry S. Smith, Jr.

Address

1001 E. Jones

Legal Owner

Address

1001 E. Jones

Petitioner's Attorney

1001 E. Jones

Protestant's Attorney

Address 207 E. Redwood St., Baltimore 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 28th day of November, 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 through out Baltimore County, if it properly be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 196, County Office Building in Towson, Baltimore County, on the 1st day of January, 1968, at 2:00 o'clock.

P. M.

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: December 20, 1967

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #68-140-R, North side of Park Avenue and West side of Louise Ave. Petition for Reclassification from R-6 & M.L. to R.A. Zone. Mardo Homes, Inc. - Petitioners

13th District

HEARINGS: Wednesday, January 3, 1968 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 and M.L. to R.A. zoning. It has the following advisory comments to make with respect to pertinent planning factors:

- The planning staff is in accord with the concept of apartment zoning here. However, the staff questions the timeliness of early apartment development here because of factors related to adequacy of access and capacity of the school system.
- With respect to accessibility, the area is dependent upon Annapolis Road or Daisy Avenue for connections to the rest of the County or the region. Daisy Avenue is planned to be relocated and widened under a project called Landowne Boulevard. It is currently programmed for construction during fiscal 1969-70. At the earliest Landowne Boulevard could be open to traffic in 1971. Annapolis Road is a State road. Widening is not included in the current State program, although the County is considering early improvements to Annapolis Road within the scope of a County project.
- Schools in the area currently are overcrowded. Additions are being made to the Baltimore Highlands School which should alleviate the present situation. Staff members of the Board of Education are studying school enrollment trends in the Baltimore Highlands area now. Hopefully, they will be in a position to make more definitive comment on the school situation by the time of the Zoning Commissioner's hearing.

GEG:ms

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that ~~no~~ sufficient change in the character of the neighborhood warrants the rezoning.

the above Reclassification should be had, and it is hereby ordered that the

a Special Exception for ~~the~~ should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of January, 1968, that the herein described property or area should be and the same is hereby reclassified; from **R-6 and M-L** zone to **R.A.** zone, and a Special Exception for ~~the~~ should be granted from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

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 28th day of January, 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 a **R-6 and M-L** zone, and/or the Special Exception for ~~the~~ be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

MICROFILMED

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District **13th** Date of Posting **12/20/67**

Posted for **George E. Gavelis, Director of Planning**

Petitioners: **Mardo Homes, Inc.**

Location of property: **North side of Park Avenue and West side of Louise Ave.**

Location of Signs: **On the north side of Park Avenue and West side of Louise Ave.**

Remarks: **See attached description and plat.**

Posted by **G. E. Gavelis** Date of return **12/20/67**

TELEPHONE

642-3000

EXT 307

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 50646

DATE DEC. 11, 1967

TO: Mardo Homes, Inc.

2 W. University Parkway

Baltimore, Md. 21218

TOWSON, MARYLAND 21204

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY

1

Petition for Reclassification

#68-140-R

SET-UP THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT \$50.00

COST

50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Description to Accompany Zoning Petition for Highland Village Apartments - Section 5, Election District 13, Baltimore County, Md.

October 12, 1967

Beginning for the same at the point of intersection of the north side of Park Avenue, 40 feet wide, and the west side of Louise Avenue, 40 feet wide, as shown on the plat of "Alberwood Park" recorded among the Plat Book Records of Baltimore County in Liber W.P.C. 8, folio 65, and running thence bearing on said west side of Louise Avenue North 65°-17'-00" East 700.00 feet to the south side of a 10-foot Alley; thence binding on said south side North 89°-42'-54" West 128.00 feet to a point; thence continuing to bind on said Alley the following three courses and distances, viz: South 25°-24'-30" West 22.14 feet, South 09°-30'-30" West 12.00 feet, and North 64°-53'-54" West 10.00 feet to a point on the outline of the aforesaid "Alberwood Park"; thence binding on said outline South 09°-30'-30" West 268.00 feet to a point on the southern outline of "Highland Village Apartments" as recorded among the aforesaid Plat Book Records in Liber W.P.C. 3, folio 100; thence binding on said southern outline North 63°-04'-42" West 68.00 feet to a point on the outline of "Highland Village Apartments" as recorded among the aforesaid Plat Book Records in Liber W.P.C. 3, folio 146; thence binding on said outline of "Highland Village Apartments" South 63°-14'-12" East 948.47 feet and South 70°-30'-00" East 431.5 feet to a point; thence continuing to bind on said outline and then leaving said outline and continuing on the same line extended North 09°-47'-00" East 340.00 feet in all to a point on the line being the west lot lines of Lots 2 through 6, inclusive, as shown on the plat of "English Consul Estate" recorded among the aforesaid Plat Book Records in Liber W.P.C. 3, folio 22; thence binding on a portion of said line North 16°-21'-50" East 77.47 feet to a point on the aforesaid outline of "Alberwood Park"; thence binding on said outline North 21°-47'-50" West 79.11 feet to a point on the aforesaid north side of Park Avenue; thence binding on said north side South 87°-42'-54" East 46.05 feet to the point of beginning; Containing 14,714 acres of land, more or less.

Prepared by the office of

SLIGHT and DEAN
Landscape Architects & Engineers
15 Old Patuxent Road
Cockeysville, Md. 21030

Andrew H. Kuehl
October 16, 1967

CERTIFICATE OF PUBLICATION

TOWSON, MD. DEC 14 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 one time consecutive weeks before the 31st day of January, 1968, the first publication appearing on the 14th day of December, 1967.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$

TELEPHONE

823 3000

EXT 307

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 50690

DATE Jan. 3, 1968

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

BILLED

Zoning Dept. of Balto. Co.

TO: Mardo Homes, Inc.

2 W. University Parkway

Baltimore, Md. 21218

By Order of

JOHN G. ROSE

Zoning Commissioner of Baltimore County

Dec. 11

REPORT TO ACCOUNT NO. 01-622

QUANTITY

1

Advertising and posting of property

#68-140-R

RETURN THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT \$80.00

COST

80.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

C. Edward Jones, Esq.,
207 E. Redwood St.,
Baltimore, Maryland 21202

SUBJECT: Reclassification from R-6 and M.L. to R.A., for Mardo Homes, Inc., located N/S of Park Avenue/Interfection of Louise Avenue 13th District (Item 13, November 7, 1967)

Dear Sirs:

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

BUREAU OF ENGINEERING:

Water - Existing 12" water in McDowell Lane. Adequacy of existing utilities to be determined by developer or his engineer. Sewer - Existing 12" sanitary sewer along the stream as shown on the submitted plan. Storm Drain - The developer is responsible for the determination of the 50' year flood limits for the stream which traverses this property. Road - As indicated at the time the Highland Village Apts were developed, a public road will be required through this site from McDowell Lane to the proposed Landowne Blvd. Further comments concerning the alignment and width of this road will be forthcoming at a later date.

STATE ROAD COMMISSION: There are no State roads involved; there are, this office has no comment.

FIRE BUREAU:

On site fire hydrants will be required.

BOARD OF EDUCATION:

There will be no effect on proposed or existing schools due to the change of zoning.

PROJECT PLANNING:

This Bureau will review and make any necessary comment at a later date.

BUREAU OF TRAFFIC ENGINEERING:

The proposed site as presently zoned will be expected to generate approximately 1000 trips per day. As proposed zoning it will generate 1500 trips per day. Access to the site from the north is less than desirable due to the road system of Fall Avenue, Sutter Avenue and Myrtle Avenue. The plan does not show Landowne Rd., therefore, the plan must be revised prior to a hearing date being assigned.

ZONING ADMINISTRATION DIVISION:

Prior to a hearing date being assigned, the above comments must be complied with.

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 to the Zoning Commissioner's hearing.

The following members are no comment to offer:

Health Department
Building Engineer
Industrial Development

Very truly yours

JAMES E. DEER, Principal Zoning Technician
cc: Carlisle Brown-Dur, of Engr.; John Neppa-Stein Roads Comm.; Lt. Charles Morris; Dur.; Nick Patrawich-Deaf Id.; Albert W. Gudimov-Project Planning; C. Moore-Dur.

**PETITION FOR
RECLASSIFICATION
13th DISTRICT**

ZONING: From R-6 and M.L.

Re R.A. Zon.

LOCATION: North side of
Park Avenue and the West side
of Ludlow Avenue.

DATE & TIME: WEDNES-
DAY, JANUARY 3, 1968 at 2:00
P.M.

PUBLIC HEARING: Room
116, County Office Building,
111 W. Chesapeake Avenue,
Towson, Maryland.

The Zoning Commissioner of
Baltimore County, by authority
of the Zoning Act and Resolu-
tions of Baltimore County, will

hold a public hearing:
Present Zoning: R-6 and M.L.
Proposed Zoning: R.A.

All that parcel of land in the
Thirteenth District of Balti-
more County

beginning for the same at the
point of intersection of the north
side of Park Avenue, 40 feet
wide, as shown on the plat
of "Alderwood Park" recorded
among the Plat Book Records of
Baltimore County in Liber
W.P.C. & folio 67, and running
thence blinding on said north
side of a 10-foot Alley thence blind-
ing on said south side North
87 degrees - 42'-54" West
174.58 feet to a point; thence
continuing to blind on said Al-
ley the following three courses
and distances, viz: South 25
degrees - 34' 35" West 23.14
feet, South 89 degrees - 25'-
33" West 10.36 feet, and North
61 degrees - 35' - 25" West
10.36 feet to a point on the
outline of the aforesaid "Al-
derwood Park"; thence blinding
on said outline South 89
degrees - 29'-32" West 303.80
feet to a point on the southern
outline of "English Consul Es-
tate" - Part of Section 19" as
recorded among the aforesaid
Plat Book Records in Liber
W.P.C. & folio 109; thence blind-
ing on said southern outline
North 83 degrees - 65'-25"
West 488.25 feet to a point on
the outline of "Highland Village
Apartments" as recorded a-
mong the aforesaid Plat
Book Records in Liber O.T.C. &
30, folio 146; thence blinding
on said outline of "Highland
Village Apartments" South 83

degrees - 14' - 12" East 648.12
feet and South 76 degrees - 29'-
48" East 410.25 feet to a point
thence continuing to blind on said
outline and then having said
outline and continuing on the
same line extended South 86
degrees - 47'-08" East 248.41
feet in all to a point on the
line being the west lot line of
Lots 2 through 6, inclusive,
as shown on the plat of "Eng-
lish Consul Estate" recorded
among the aforesaid Plat Book
Records in Liber W.P.C. & 3,
folio 22; thence blinding on a
portion of said line North 14
degrees - 22' - 20" East 335.47
feet to a point on the aforesaid
outline of "Alderwood
Park"; thence blinding on said
outline North 21 degrees - 47'-
56" West 79.21 feet to a point
on the aforesaid north side of
Park Avenue; thence blinding
on said north side South 87
degrees - 42'-54" East 46.63
feet to the point of beginning;
Containing 14,714 acres of
land, more or less,

Being the property of Mar-
dian Homes, Inc., as shown on plat
plan filed with the Zoning
Department.

Hearing Date: Wednesday,
January 3, 1968 at 2:00 P.M.,
Public Hearing Room 116,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. December 20, 19 67

THIS IS TO CERTIFY That the aforesaid advertisement was
published in THE TIMES, a weekly newspaper printed and pub-
lished in Baltimore County, Md. once in each of one
successive days before the 3rd

day of JANUARY 19 68, the first publication

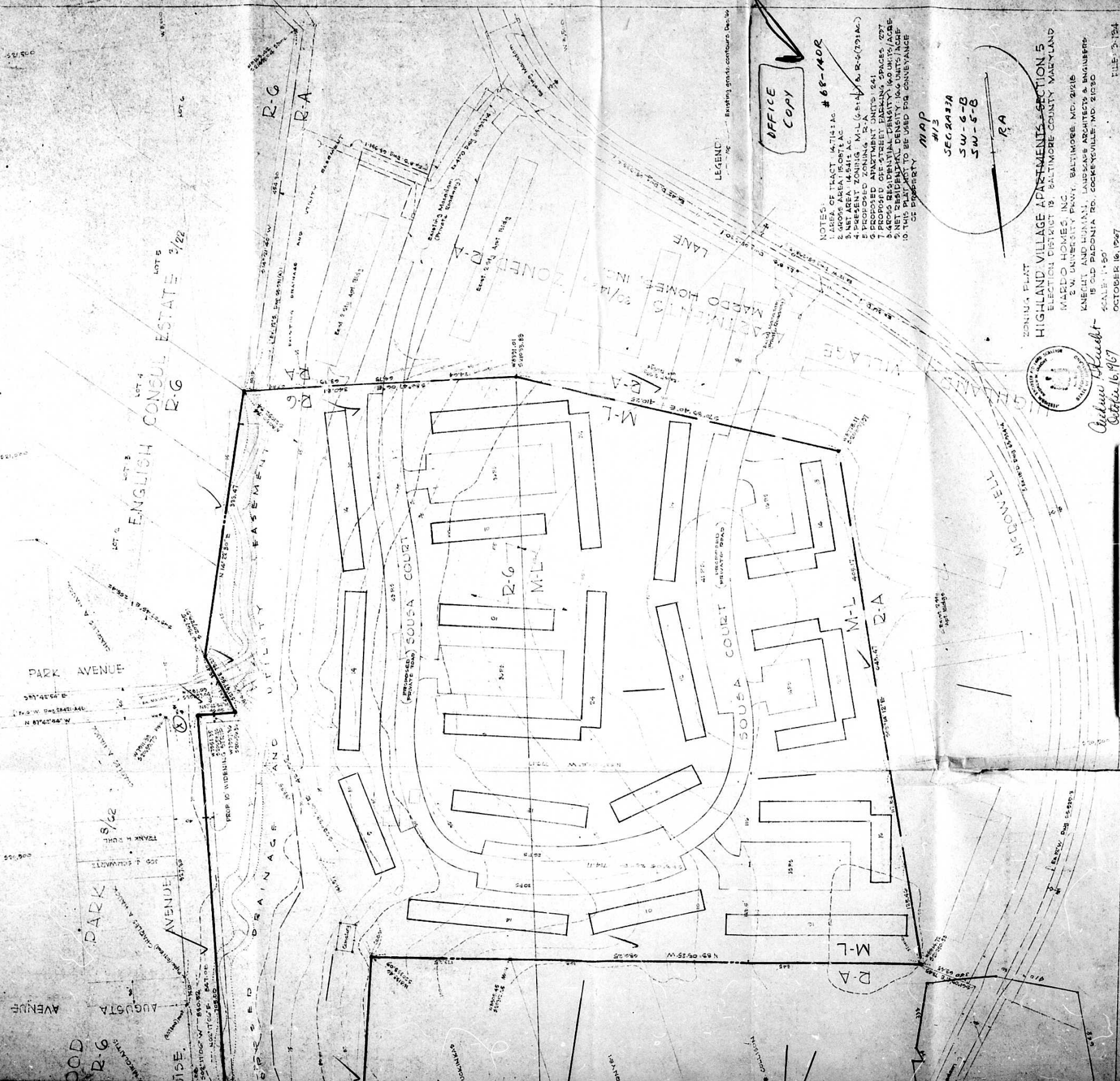
appearing on the 14th day of December

19 67

THE TIMES

John M. Martin
John M. Martin

Cost of Advertisement \$ 48.00
Purchase order # 8 1225
Requisition No. L 6545



OFFICE
COPY

- NOTES:
1. AREA OF TRACT 14.714 AC.
 2. GROSS AREA 180,000 AC.
 3. BELIEVED 14.541 AC.
 4. BELIEVED 14.541 AC.
 5. PROPOSED ZONING R-6
 6. PROPOSED APARTMENT UNITS 1241
 7. PROPOSED ONE-STREET PARKING SPACES 227
 8. PROPOSED RESIDENTIAL DENSITY 160 UNITS/ACRE
 9. NET RESIDENTIAL DENSITY 106.6 UNITS/ACRE
 10. THIS MAP NOT TO BE USED FOR CONVEYANCE
- SEE PROPERTY MAP #1/3

SEC. 2A37A
SW-6-B
SW-6-B

RA



ZONING PLAT
HIGHLAND VILLAGE APARTMENTS - SECTION 5
ELECTRIC DISTRICT 13 BALTIMORE COUNTY MARYLAND

MARCO HOMES, INC.
20 UNIVERSITY PARK, BALTIMORE, MD. 21218
KNECHT AND HUNN, LANDSCAPE ARCHITECTS & ENGINEERS
15 OLD PADONIA RD. COCKEYSVILLE, MD. 21030

Arthur H. Kuehl
October 16, 1967

OCTOBER 16, 1967

FILE 3-124

