

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, East Roc Apartments, 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... zone to an... zone, for the following reasons: Petitioner desires to incorporate described portion with portion of adjacent land zoned property zoned R-A for purpose of constructing community swimming pool; petitioner alleges that the zoning of the described parcel provided by the rezoning of September, 1966, is in error.

See attached description

and also for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for... purposes.

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.

East Roc Apartments, Inc.

Contract purchaser

Legal Owner

Address

City

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Post Office

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

the above Reclassification should be had; and no further appearing that by reason of...

It IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 1966, that the herein described property or area should be and the same is hereby reclassified; from... zone to a... zone, and a Special Exception for...

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.

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

the above reclassification should NOT BE HAD, and or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 1966, that the above reclassification 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... zone; and or the Special Exception for... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

From the Office of
GEORGE WILLIAM STEPHENS, JR., ASSOCIATES, INC.
Engineers
P. O. Box 6626, Towson, MD 21204

Beginning for the same at a point on the Mean High Tide line of Deep Creek, said point being North 11° 40' 02" East 1039.58 feet from the intersection of the center line of Marilyn Avenue, 70 feet wide, with the center line of Sandalwood Road, 60 feet wide, and running thence binding on the above herein mentioned Mean High Tide line the two following courses, viz: first North 54° 55' 34" East 57.43 feet and second North 09° 50' 33" East 158.10 feet; thence for new lines of division the four following courses, viz: first South 20° 09' 27" East 98.10 feet, second South 69° 50' 33" West 110.05 feet, third South 22° 48' 09" West 10.00 feet, and fourth North 67° 11' 31" West 131.00 feet to the place of beginning.

Containing 0.384 acres of land, more or less.

Saving and Excepting from the above described parcel of land that portion thereof which is presently zoned R-A.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District... Date of Posting...
Posted for...
Petitioner...
Location of property...
Location of Sign...
Remarks...
Posted by...

CERTIFICATE OF PUBLICATION

OFFICE OF
The Community Press

DUNDALK, MD. December 27, 1967

THIS IS TO CERTIFY, that the annexed advertisement of "East Roc Apartments, Inc." was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for... successive weeks before the... day of December 1967; that is to say, the same was inserted in the issues of...

Stromberg Publications, Inc.
Publisher.

By...

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: January 5, 1968
FROM: George E. Gavelis, Director
SUBJECT: Pet. #68-154-R. South side of Deep Creek 1/39.58 feet West of the intersection of Marilyn Avenue and Sandalwood Road. Petition for Reclassification from R-6 to R-A.
East Roc Apartments, Inc. - Petitioners
15th District
HEARING: Monday, January 15, 1968. (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from RG to RA zoning and has the following advisory comments to make with respect to pertinent planning factors:

1. The planning staff is somewhat at a loss to ascertain why reclassification is requested here for apartment zoning. According to the petitioner's exhibits, no more apartment units are being proposed than had been proposed under the development plan approved earlier by the County. The setback requirements for an apartment zone are phrased in such a way that the area now zoned for group houses could be used as part of the yard requirements. All of the buildings proposed fall within the present limits of apartment zoning.
2. As a word of information to the petitioner, the adopted master plan for the Eastern Planning Area does in fact propose that portions of the water front here be devoted to public open-space purposes; the earlier development plans reinforced that proposal by showing the area westerly of Nerbay Road for recreational purposes.

GEG:cja

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 19, 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... days of... 1967; that is to say, the same was inserted in the issues of... appearing on the... day of... 1967.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$...

PETITION FOR RECLASSIFICATION
15th DISTRICT
ZONING: From R-6 to R-A. Base LOCATION: South side of Deep Creek 1/39.58 feet West of the intersection of Marilyn Avenue and Sandalwood Road.
DATE & TIME: MONDAY, JANUARY 15, 1968 at 2:00 P.M.
PUBLIC HEARING: Room 118, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
Present Zoning: R-6
Proposed Zoning: R-A
All that parcel of land in the 15th District of Baltimore County, beginning for the same at a point on the Mean High Tide line of Deep Creek, said point being North 11° 40' 02" East 1039.58 feet from the intersection of the center line of Marilyn Avenue, 70 feet wide, with the center line of Sandalwood Road, 60 feet wide, and running thence binding on the above herein mentioned Mean High Tide line the two following courses, viz: first North 54° 55' 34" East 57.43 feet and second North 09° 50' 33" East 158.10 feet; thence for new lines of division the four following courses, viz: first South 20° 09' 27" East 98.10 feet, second South 69° 50' 33" West 110.05 feet, third South 22° 48' 09" West 10.00 feet, and fourth North 67° 11' 31" West 131.00 feet to the place of beginning. Containing 0.384 acres of land, more or less.
Saving and Excepting from the above described parcel of land that portion thereof which is presently zoned R-A.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Hearing Date: Monday, January 15, 1968 at 2:00 P.M.
Public Hearing Room 118, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.
JOHN G. ROSE
Zoning Commissioner of Baltimore County

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
TOWSON, MARYLAND 21204
No. 50675
DATE: Dec. 26, 1967
BILLED
Zoning Dept. of Baltimore Co.
To: James E. Gavelis & Associates
117 Allegany Ave.
Towson, Md. 21204
Amount Due \$50.00
PAID TO ACCOUNT NO. 68-154-R
Petition for Reclassification for East Roc Apartments, Inc.

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
Division of Collection and Receipts
TOWSON, MARYLAND 21204
No. 51741
DATE: Dec. 22, 1967
BILLED
Zoning Dept. of Baltimore Co.
To: James E. Gavelis & Associates
117 Allegany Ave.
Towson, Md. 21204
Amount Due \$50.00
PAID TO ACCOUNT NO. 68-154-R
Petition for Reclassification for East Roc Apartments, Inc.

PETITION FOR RECLASSIFICATION
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JOHN G. ROSE
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James E. Dyer, Chairman
Zoning Advisory Committee
FROM: Lieutenant Charles F. Morris, Sr.
Fire Bureau
SUBJECT: Property owners: East Roc Apartments, Inc.
Location: 1039 West of intersection of Deep Creek and Marilyn Avenue
District: 15th
Present Zoning: R-6
Proposed Zoning: R-A
No. A-681 0-389

1. Site plans shall be required to show size of water mains and hydrant locations which are to serve this site. They shall be in accordance with Baltimore County Standard Design Manual, 1964 edition.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
John W. Hession, III, Esq.,
Nottingham Building
Towson, Maryland 21204

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 Marilyn Avenue
Sewer - Existing 24" sanitary sewer adjacent to Sandalwood Road.
Adequacy of existing utilities to be determined by developer or his engineer.

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 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.

Very truly yours,

James E. Dyer
Principal Zoning Technician

JEG:jd
cc: Carlyle Brown-Bureau of Engineering
* FIRE PREVENTION
(see comments attached)

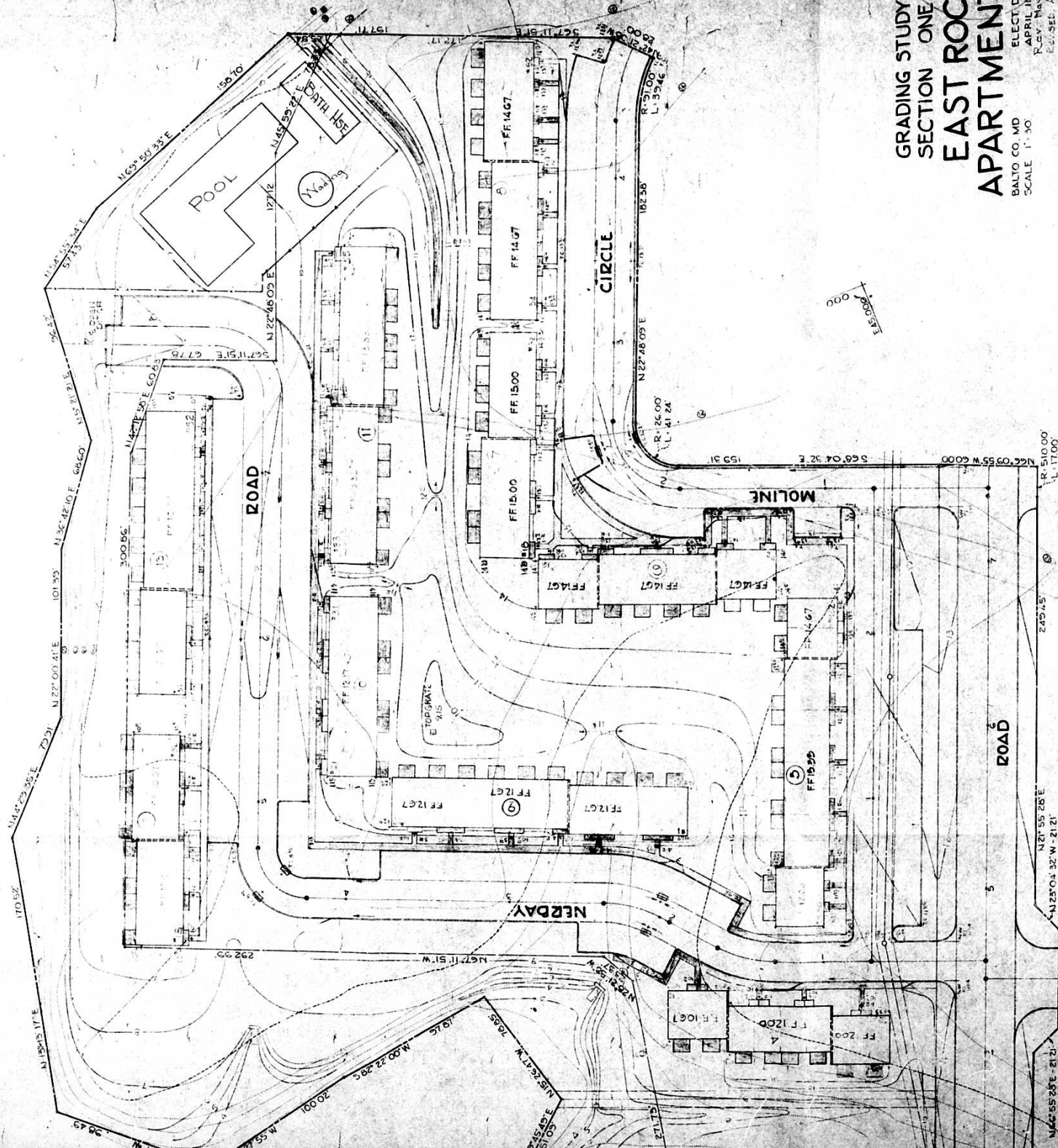
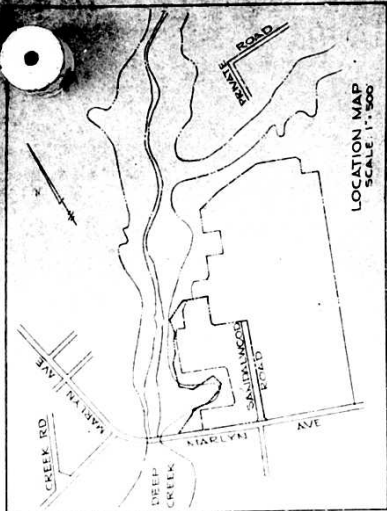
ORDER RECEIVED FOR FILING
DATE 1/16/68 10:43 AM 11/1

ORDER RECEIVED FOR FILING
DATE 1/16/68 10:43 AM 11/1

68-154-R
EAST ROC APARTMENTS
8/5 Deep Creek 1039.58' W of the intersection of Marilyn Ave. & Sandalwood Rd.
15th District
R-6
R-A
NE-1-H
RA

68-154-R

MICROFILMED



GRADING STUDY SECTION ONE EAST ROC APARTMENTS

BALTO CO. MD
SCALE 1"=30'

ELECT. DIST. 15
RA

APRIL 11, 1967
REV. MAY 3, 1967
REV. JUL 28, 1967
REVISED CHECKED & CORRECTED
5-1-67

DAVNER ROAD

110.50

112.00

114.00

116.00

118.00

120.00

122.00

124.00

126.00

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300.00

TABULATION

1 AREA THIS SECTION THIS SECTION 126
 2 NUMBER OF SPACES THIS SECTION 156
 3 NET AREA ENTIRE SITE 7725 A.C.
 4 GROSS AREA ENTIRE SITE 487 A.C.
 5 GROSS AREA ENTIRE SITE 487 A.C.
 6 NET YIELD ENTIRE SITE 1.7 A.C.
 7 GROSS YIELD ENTIRE SITE 1.7 A.C.
 8 PROPOSED SITE ENTIRE SITE 1.7 A.C.
 9 OPEN PLAN ENTIRE SITE 1.7 A.C.
 10 ALL PARKING LOTS BE AREA ENTIRE SITE 1.7 A.C.
 11 VIA BITUMINOUS CONCRETE
 12 HEAT BUILDING CLIMATE
 13 SUBSTANTIAL WASTEWATER
 14 TO BE BUILT

