

**PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I or we, **LARRY REALTY COMPANY**, 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-10** zone to an **R-A** zone for the following reason: Character of the immediate area has changed to R-A. Continuous land now zoned R-A. Adjacent to Reisterstown Road with its commercial development.

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 **RECLASSIFICATION**.

Property is to be posted and advertised as prescribed by Zoning Regulations. I or 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: **James S. Gately, Jr.** Limited partner  
 Address: **236 Equitable Building**

Legal Owner: **LARRY REALTY CO.**  
 Address: **236 Equitable Building**

Petitioner's Attorney: **Manley F. Gately, Inc.**  
 Address: **236 Equitable Building**

ORDERED By The Zoning Commissioner of Baltimore County, this **10th** day of **April**, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the **16th** day of **May**, 1968, at **10:00 o'clock** A.M.

*John S. Gately*  
 Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING  
 DATE: 3/24/68

68-263-R

LARRY REALTY CO.  
 236 EQUITABLE BUILDING  
 535 S. of HIGHFALCON RD., 4th

68-263-R

Apr. 17, 1968

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
 COUNTY OFFICE BUILDING  
 TOWSON, MARYLAND 21284

Manley F. Gately, Esq.,  
 236 Equitable Building  
 Towson, Maryland 21284

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 Highfalcon Road  
 Sewer - Existing 8" sanitary sewer in Highfalcon Road  
 Adequacy of existing utilities to be determined by developer or his engineer.  
 Road - Highfalcon Road has recently been improved as a 42' road on a 70' R/W.  
 Storm Drain - The proposed storm drain extension must be considered as a public system with design and construction in accordance with County Standards.

**HEALTH DEPARTMENT:**  
 Since public water and sewers are available to the site this office has no comment.

**BOARD OF EDUCATION:**  
 The student yield for an R-10 classification would be 7 children. The student yield for the proposed R-A zone would be 15 children.

**PROJECT PLANNING DIVISION:**  
 This office will review the existing and proposed road pattern in this area and submit any necessary comments at a later date.

**PLANNING AND ZONING 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.

The following members have no comment to offer:

- Bureau of Traffic Engineering
- Bureau of Fire Prevention
- State Roads Commission
- Building Engineer
- Industrial Development

Very truly yours,

*James S. Gately, Jr.*  
 James S. Gately, Jr.  
 Zoning Supervisor

JES:jd  
 cc: Carlisle Brown-Dur. of Engr.; William Grossman-Health Dept.; Nick Patzwitich-Board of Education; Albert V. Quinby-Project Planning Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 3, 1968

FROM: George E. Gonnelli, Director of Planning

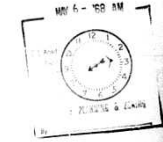
SUBJECT: Petition #68-263-R, Reclassification from R-10 to R-A. Beginning 338.63 feet northeast of Reisterstown Road and 95 feet south of Highfalcon Road. Being the property of Larry Realty Company.

4th District  
 HEARING: Thursday, May 16, 1968 (10:00 A.M.)

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

In view of the zoning reclassifications which have been granted for nearby properties, we can offer no comment with respect to the present request as a zoning issue per se.

From a planning viewpoint, however, we are concerned about the possibly excessive impact that additional apartment zoning may have upon schools in this vicinity; we do not yet know what the experience will be with respect to the student yields from adjacent apartment projects, nor can we be sure what increase in yield would result from rezoning of the subject tract. Student yields from apartment development have become highly variable in recent years, and factors relating to this variability are now being studied.



Manley F. Gately, Esq.  
 236 Equitable Building  
 Baltimore, Md. 21286

**NOTICE OF HEARING**  
 As Petition for Reclassification  
 #68-263-R

TIME: **10:00 A.M.**  
 DATE: **Thursday, May 16, 1968**  
 PLACE: **ROOM 106 COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, TOWSON, MARYLAND**

ZONING COMMISSIONER OF BALTIMORE COUNTY

JAMES B. SPAMER & ASSOCIATES  
 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 8017 YORK ROAD - TOWSON, MD. 21284

BY: WJL  
 DATE: 3/9/68

Zoning Description: **Christy Property**

68-263-R  
 SHEET 1 of 1  
 FILE 1-123

ALL that piece or parcel of land situate, lying and being in the Fourth Election District, Baltimore County, State of Maryland and described as follows, to wit:

BEING (1) the same as at the beginning of the 7th or North 69° 51' 35" and recorded among the Land Records of Baltimore County in Liber R.P.S., No. 1294, said point of beginning being measured South 70° 01' 27" East 95.05 feet from the southeast side of Highfalcon Road (70 feet wide) from a point on Highfalcon Road 338.63 feet northerly and northeasterly, measured along said southeast side of Highfalcon Road from the northeast side of Reisterstown Road, (66 feet wide) as shown on Baltimore County Bureau of Land Acquisition Plat #7-311, and running thence building on the 7th and 8th lines of said conveyance to Larry Realty Company, (1) North 69° 51' 35" East 569.95 feet and (2) North 69° 37' 05" East 117.00 feet, thence continuing the same course and with a part of the 8th or North 72° 25' East 322.12 foot line of the parcel of land which by a deed dated October 18, 1955 and recorded among the aforesaid Land Records in Liber J.L.R. and wife (3) North 69° 51' 35" East 96.53 feet to intersect the fourth or South 51° 31' East 151.33 foot line of the parcel of land which by a deed dated November 3, 1957 and recorded among the aforesaid Land Records in Liber O.T.L., No. 1282, thence building on the fourth and fifth lines of said last mentioned conveyance, (4) South 69° 14' 00" East 150.17 feet and (5) South 39° 13' 00" West 61.00 feet to the beginning of the third or North 59° 30' West 60.00 foot line of the parcel of land which by a deed dated December 3, 1955 and recorded among the aforesaid Land Records in Liber B.J.S., No. 1120, folio 185 was conveyed by John E. Huster and wife to Luther S. Mehring and wife, thence building on a part of said third line and with the first line of the aforesaid conveyance from Christy to Larry Realty Company, (6) North 69° 17' 30" West 152.73 feet to the place of beginning.

CONTAINING 1.5699 acres of land more or less, and recorded among the Land Records of Baltimore County in Liber O.T.L., No. 1221, folio 203 was conveyed by James W. Christy and Dorothy C. Christy, his wife, to Larry Realty Company.

TOGETHER with the right to use in corner with others a right of way line (now Kingsley Road). Said right of way being described in a deed to Arthur Land Records in Liber J.L.S., No. 1261 folio 125.



INVOICE  
**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**  
 Division of Collection and Receipts  
 COURT HOUSE  
 TOWSON, MARYLAND 21284

No. 54315  
 DATE: April 22, 1968

To: **Larry Realty Co.**  
 236 Equitable Building  
 Baltimore, Md. 21286

Zoning Dept. of Baltimore Co.

QUANTITY	RETURN THIS PORTION WITH YOUR RECEIPT	TOTAL AMOUNT
00-000	00-000	00-00
Position for Reclassification #68-263-R	00-000	00-00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

INVOICE  
**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF FINANCE**  
 Division of Collection and Receipts  
 COURT HOUSE  
 TOWSON, MARYLAND 21284

No. 54361  
 DATE: May 16, 1968

To: **Larry Realty Co.**  
 236 Equitable Building  
 Baltimore, Md. 21286

Zoning Dept. of Baltimore Co.

QUANTITY	RETURN THIS PORTION WITH YOUR RECEIPT	TOTAL AMOUNT
00-000	00-000	00-00
Advertising and printing of property #68-263-R	00-000	00-00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND  
 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21284

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: **4th** Date of Posting: **4-25-68**

Posted for: **Reclassification**

Petitioner: **Larry Realty Co.**

Location of property: **338.63 ft. N.E. of Reisterstown Rd. 95 S. of Highfalcon Rd.**

Location of Sign: **236 Equitable Bldg. N.W. of Kingsley Rd. @ 340' N.E. of Reisterstown Rd. 100 S. of Highfalcon Rd.**

Remarks:

Posted by: **Signer** Date of return:

ORIGINAL

OFFICE OF THE COMMUNITY TIMES BALTIMORE, MD. May 2, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 2nd day of May, 1968, that is to say, the same was inserted in the issue of April 25, 1968.

STROMBERG PUBLICATIONS, Inc.

Publisher.

By Ruth Morgan

PETITION FOR RECLASSIFICATION OF A DISTRICT ZONING: From R-10 to R.A. Zone. LOCATION: Beginning 244.23 feet Northwest of Baldestrom Road and 93 feet South of Highfalcon Road. DATE & TIME: THURSDAY, MAY 10, 1968 at 10:00 A.M. PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. 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 Proposed Zoning: R.A. All that parcel of land in the Fourth District of Baltimore County, BEGINNING for the same at the beginning of the 7th or North 60 degrees 14' 00" East 188.23 feet line of the parcel C land which by a deed dated January 2, 1964 and recorded among the Land Records of Baltimore County in Liber R.L.B. No. 1828 folio 136 was conveyed by Commander Holding Corporation to Larry Pecky C. Casey, said parcel of land being measured South 78 degrees 00' 00" East 62.00 feet from the southeast side of Highfalcon Road (70 feet wide) from a point on Highfalcon Road 238.43 feet northwesterly and northerly, measured along said southeast side of Highfalcon Road from the northeast side of Baldestrom Road, (60 feet wide) as shown on Baltimore County Bureau of Land Acquisition Plat BV 47-131-1, and running thence along the 7th and 8th lines of said conveyance to Larry Pecky C. Casey, (1) North 60 degrees 21' 30" East 389.22 feet and (2) North 83 degrees 37' 00" East 117.60 feet, thence continuing the same course and with a part of the 8th or North 72 degrees 29' East 224.1 feet line of the parcel of land which by a deed dated October 18, 1963 and recorded among the aforesaid Land Records in Liber G.L.B. No. 2383 folio 119 was conveyed by Arthur W. Bessard and wife to Julius Kurwisch and wife (3) North 63 degrees 27' 00" East 64.23 feet to intersect the fourth or "a" 21 degrees 29' East 161.23 feet line of the parcel of land which by a deed dated November 7, 1967 and recorded among the aforesaid Land Records in Liber O.V.C. No. 4821 folio 203 was conveyed by James W. Christy and wife to Larry Realty Company, thence along the fourth and fifth lines of said last mentioned conveyance, (4) South 68 degrees 14' 00" East 187.17 feet, (5) South 78 degrees 15' 00" West 61.80 feet to the beginning of the third or North 60 degrees 20' West 60 feet line of the parcel of land which by a deed dated December 2, 1945 and recorded among the aforesaid Land Records in Liber R.L.B. No. 1439 folio 444 was conveyed by John K. Bisher and wife to Arthur W. Peckley and wife, thence along on a part of said third line and with the first line of the aforesaid conveyance from Christy to Larry Realty Company, (6) North 68 degrees 47' 24" West 442.73 feet to the place of beginning. CONTAINING 4.9239 Acres of land more or less. BEING all of the parcel of land which by a deed dated November 2, 1967 and recorded among the Land Records of Baltimore County in Liber O.V.C. No. 4821 folio 203 was conveyed by James W. Christy and Dorothy C. Christy, his wife, to Larry Realty Company. TOGETHER with the right to use in common with others a right of way 117 feet wide leading from the east of the fifth line between the first and second lines of the parcel of land which by a deed dated September 27, 1967 and recorded among the aforesaid Land Records in Liber J.W.B. No. 1483 folio 323. Hence the property of Larry Realty Company, as shown on plat plus filed with the Zoning Department. Hearing: Today, Thursday, May 10, 1968 at 10:00 A.M. Public Hearing Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. BY ORDER OF JOHN G. ROSE

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

the above Reclassification should be had, and in further appearing that by reason of:

Special Exception for the same should be granted:

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1/6 day of May, 1968, that the herein described property or area should be and the same is hereby reclassified, from a R-10 zone to a R.A. zone, and a Special Exception for a R.A. zone be and the same is hereby 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. 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 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 1968 day of May, 1968, 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 R-10 zone, and/or the Special Exception for a R.A. zone be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

ORDER REVIEW FOR RECLASSIFICATION DATE 5/14/68 - J.C. Harvey et al

PETITION FOR RECLASSIFICATION OF A DISTRICT ZONING: From R-10 to R.A. Zone. LOCATION: Beginning 244.23 feet Northwest of Baldestrom Road and 93 feet South of Highfalcon Road. DATE & TIME: THURSDAY, MAY 10, 1968 at 10:00 A.M. PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. 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 Proposed Zoning: R.A. All that parcel of land in the Fourth District of Baltimore County, BEGINNING for the same at the beginning of the 7th or North 60 degrees 14' 00" East 188.23 feet line of the parcel of land which by a deed dated January 2, 1964 and recorded among the Land Records of Baltimore County in Liber R.L.B. No. 1828 folio 136 was conveyed by Commander Holding Corporation to Larry Pecky C. Casey, said parcel of land being measured South 78 degrees 00' 00" East 62.00 feet from the southeast side of Highfalcon Road (70 feet wide) from a point on Highfalcon Road 238.43 feet northwesterly and northerly, measured along said southeast side of Highfalcon Road from the northeast side of Baldestrom Road, (60 feet wide) as shown on Baltimore County Bureau of Land Acquisition Plat BV 47-131-1, and running thence along the 7th and 8th lines of said conveyance to Larry Pecky C. Casey, (1) North 60 degrees 21' 30" East 389.22 feet and (2) North 83 degrees 37' 00" East 117.60 feet, thence continuing the same course and with a part of the 8th or North 72 degrees 29' East 224.1 feet line of the parcel of land which by a deed dated October 18, 1963 and recorded among the aforesaid Land Records in Liber G.L.B. No. 2383 folio 119 was conveyed by Arthur W. Bessard and wife to Julius Kurwisch and wife (3) North 63 degrees 27' 00" East 64.23 feet to intersect the fourth or "a" 21 degrees 29' East 161.23 feet line of the parcel of land which by a deed dated November 7, 1967 and recorded among the aforesaid Land Records in Liber O.V.C. No. 4821 folio 203 was conveyed by James W. Christy and wife to Larry Realty Company, thence along the fourth and fifth lines of said last mentioned conveyance, (4) South 68 degrees 14' 00" East 187.17 feet, (5) South 78 degrees 15' 00" West 61.80 feet to the beginning of the third or North 60 degrees 20' West 60 feet line of the parcel of land which by a deed dated December 2, 1945 and recorded among the aforesaid Land Records in Liber R.L.B. No. 1439 folio 444 was conveyed by John K. Bisher and wife to Arthur W. Peckley and wife, thence along on a part of said third line and with the first line of the aforesaid conveyance from Christy to Larry Realty Company, (6) North 68 degrees 47' 24" West 442.73 feet to the place of beginning. CONTAINING 4.9239 Acres of land more or less. BEING all of the parcel of land which by a deed dated November 2, 1967 and recorded among the Land Records of Baltimore County in Liber O.V.C. No. 4821 folio 203 was conveyed by James W. Christy and Dorothy C. Christy, his wife, to Larry Realty Company. TOGETHER with the right to use in common with others a right of way 117 feet wide leading from the east of the fifth line between the first and second lines of the parcel of land which by a deed dated September 27, 1967 and recorded among the aforesaid Land Records in Liber J.W.B. No. 1483 folio 323. Hence the property of Larry Realty Company, as shown on plat plus filed with the Zoning Department. Hearing: Today, Thursday, May 10, 1968 at 10:00 A.M. Public Hearing Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. BY ORDER OF JOHN G. ROSE

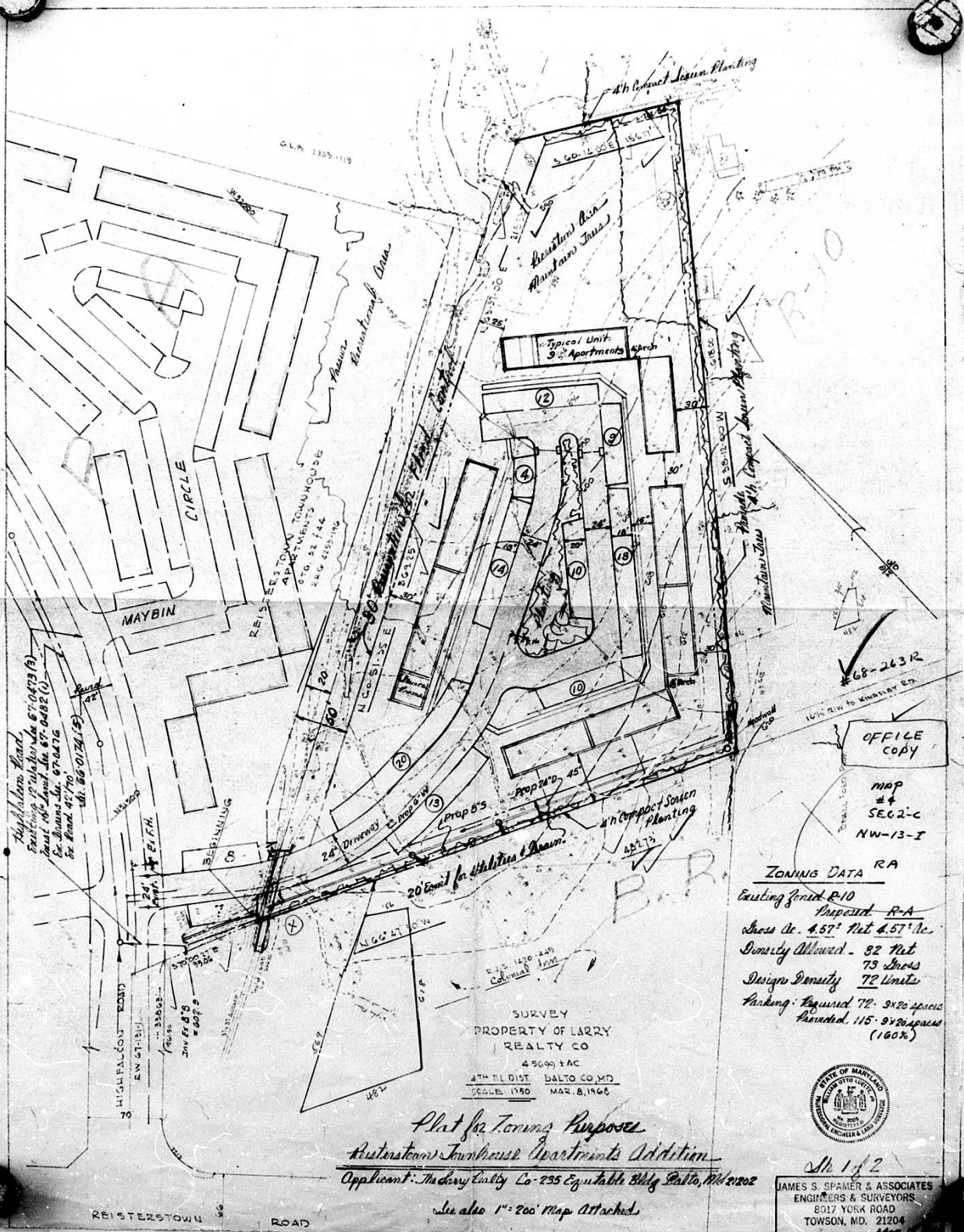
CERTIFICATE OF PUBLICATION

TOWSON, MD. May 2, 1968. 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 week before the 6th day of May, 1968, the first publication appearing on the 25th day of April 1968.

THE JEFFERSONIAN.

S. Lamb

Cost of Advertisement, \$...



High Falcon Road  
 Survey 1974 by L.S. 57-0473 (3)  
 Survey 1974 by L.S. 57-0482 (1)  
 Survey 1974 by L.S. 57-0476  
 Survey 1974 by L.S. 57-0475  
 Survey 1974 by L.S. 57-0474

SURVEY  
 PROPERTY OF LARRY  
 REALTY CO  
 45699 TAC  
 4TH BL DIST BALTO CO MD  
 SCALE 1/8" = 1'-0" MAR. 8, 1966

ZONING DATA RA  
 Existing Zoned R-10  
 Proposed R-A  
 Gross Ac. 4.57' Net 4.57' Ac.  
 Density Allowed - 32 Unit  
 73 Units  
 Design Density 72 Units  
 Parking: Required 72 - 9120 spaces  
 Provided 115 - 9120 spaces  
 (160%)



Plan for Zoning Purpose  
 Restrictions Townhouse Apartments Addition  
 Applicant: The Larry Realty Co - 235 Equitable Bldg Balto, Md 21202  
 See also 1" = 200' Map Attached

Sh. 1 of 2  
 JAMES S. SPANIER & ASSOCIATES  
 ENGINEERS & SURVEYORS  
 8017 YORK ROAD  
 TOWSON, MD. 21204  
 Mar 1966

#68-263R

OFFICE COPY

MAP #4  
 SEG-2-C  
 NW-13-I

REISTERSTOWN ROAD