

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, Henry James Eckhardt, 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 that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-A zone, for the following reasons:

- Changes in the neighborhood
- Error in the original zoning map

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

1. I do 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 applied pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Patricia Eckhardt
Address: _____

Petitioner's Attorney: Mary E. McKinney
Robert W. McKinney
Address: _____

Address: _____

ORDERED BY THE Zoning Commissioner of Baltimore County, this _____ day of _____ 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____ 1968, at 10:30 o'clock A.M.

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 changes in the area

the above Reclassification should be had, and it further appearing that by reason of _____

A Special Exception for a _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 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 for a Special Exception for a _____ should be granted, effective from and after the date of this order, subject to approval of the site plan by the State Roads Commission, 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 _____ day of _____, 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 and to remain a _____ zone; and or the Special Exception for a _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MCA MATZ, CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-623-0900

DESCRIPTION

12.3 ACRE PARCEL, NORTHEAST OF REISTERSTOWN ROAD, EAST OF CENTURY AVENUE AND NORTH OF TIMBER GROVE ROAD, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

Existing Zoning: "R-10"
Proposed Zoning: "R-A"

Beginning for the same at a point, at the distance of 297 feet, more or less, as measured northeasterly at right angles to Reisterstown Road from a point in the centerline of said Reisterstown Road, said last mentioned point being at the distances of 165 feet, more or less, as measured southeasterly along the centerline of said Reisterstown Road from its intersection with the east side of Century Avenue, running thence for the nine following courses and distances (1) N 06° 31' W - 501 feet, more or less, (2) S 68° 35' E - 1026 feet, more or less, (3) S 00° 06' E - 518 feet, more or less, (4) S 80° 56' W - 172 feet, more or less, (5) N 00° 51' E - 150 feet, more or less, (6) westerly - 210 feet, more or less, (7) S 01° 42' E - 72 feet, more or less, (8) southeasterly - 145 feet, more or less and (9) northwesterly - 608 feet, more or less to the place of beginning.

Containing 12.3 acres of land, more or less.

PE: J.O. #67122
Water Supply & Sewerage & Drainage & Highways & Structures & Developments & Planning & Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 31, 1968

FROM: George E. Davrells, Director of Planning

SUBJECT: Petition #68-294-R. Reclassification from R-10 to R-A. Northeast side of Reisterstown Road 165 feet East of Century Avenue. James H. Eckhardt.

4th District

HEARING: Thursday, June 13, 1968 (10:30 A.M.)

In view of the reclassifications of adjacent property granted under earlier petitions, we are somewhat at a loss to oppose the subject petition. We question the need for still more apartment units, however, in view of the thousands of apartments already authorized in the fourth district.

J.G.D.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 54379 DATE: May 30, 1968

TO: Frank E. Cicone, Esq., 1st National Bank Building, Towson, Md. 21284 Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Petition for Reclassification for James H. Eckhardt #68-294-R	50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

OFFICE OF THE COMMUNITY PUBLIKS

RANBALSTOWN, MD. 21133 MAY 27, 1968

THIS IS TO CERTIFY that the annexed advertisement of _____ of Baltimore County, Maryland, was published in _____ a weekly newspaper published in Baltimore County, Maryland, on _____ one _____ day of _____ 1968, that to wit, the same was inserted in the issue of _____

S. MORGAN

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: _____ Date of Posting: 5/22/68

Posted for: James H. Eckhardt

Petitioner: James H. Eckhardt

Location of property: 12.3 acre parcel, northeast of Reisterstown Road, east of Century Avenue and north of Timber Grove Road, 4th District

Location of Signs: 322 1/2 East of Reisterstown Road, 4th District

Remarks: _____

Posted by: [Signature] Date of return: 6/10/68

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 54421 DATE: June 17, 1968

TO: Robert S. Knatz, Jr., 846 Hain Street, Reisterstown, Md. 21136 Zoning Dept. of Balto. Co.

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for James H. Eckhardt #68-294-R	48.25

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 19, 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 _____ before the 13th day of _____ 1968, the first publication appearing on the _____ day of _____ 1968.

THE JEFFERSONIAN, _____ Manager

Cost of Advertisement, \$ _____

May 15, 1968

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Frank E. Cicone, Esq., 1st National Bank Bldg., Towson, Maryland 21204

SUBJECT: Reclassification from an R-10 to an R-A zone for Henry James Eckhardt, located SE of Reisterstown Rd. E. of Century Avenue & N. of Timber Grove Rd. 4th District (Item 179, May 7, 1968)

Dear Sirs:

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

BUREAU OF ENGINEERING:
Water - Existing 16" water in Reisterstown Road sewer - Existing 15" sanitary sewer along Road has 4" dia. Road - Hampshire Road is to be deviated as a 40' wide road on a 50' R/W.

BOARD OF EDUCATION:
This office will review and make any necessary comments at a later date.

BUREAU OF FIRE PREVENTION:
Petitioner will be required to meet all Fire Dept. regulations as to apartment development.

HEALTH DEPARTMENT:
Since public water and sewers are available this office has no comments.

STATE ROADS COMMISSION:
The intersection of proposed Hampshire Road with Reisterstown Road is subject to State Roads Commission approval.

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 plans.

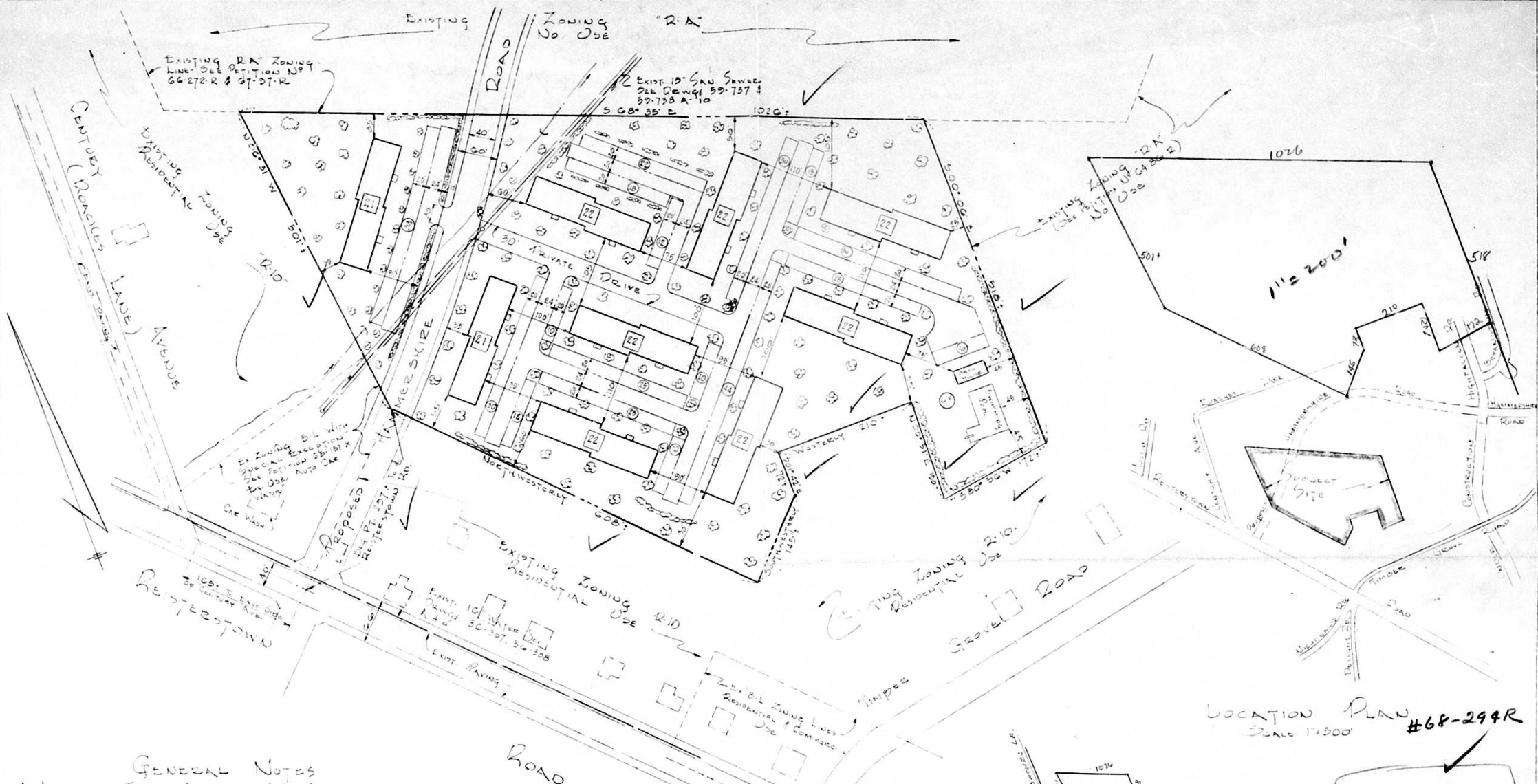
The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning, 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

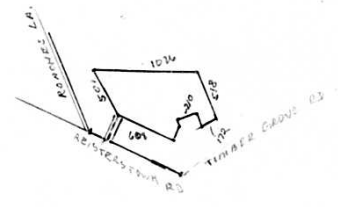
Chief of Traffic Engineering
Chief Engineer
Chief of Education
Chief of Industrial Development

Very truly yours,
James S. Morgan
JAMES S. MORGAN
Zoning Supervisor

cc: Single Room-Bure. of Engr., High. Pet. Arch-Board of Education; Capt. Charles H. ...



LOCATION PLAN #68-294R
SCALE 1"=500'



MAP #4
SEC. 2-D
NW-14-I
NW-14-J

PLAN TO ACCOMPANY PETITION FOR
DECLASSIFICATION OF PROPERTY
VICINITY
REGISTERSTOWN RD. & CENTURY AVE
EJECT ON DISTRICT 4
BALTIMORE COUNTY, MD.
SCALE: 1"=100'
FEB. 27, 1968



GENERAL NOTES

1. AREA OF TRACT EQUALS 12.90 ACRES
2. EXISTING ZONING OF TRACT "R-10"
3. EXISTING USE OF TRACT "NO USE"
4. PROPOSED ZONING OF TRACT "R-2A"
5. PROPOSED USE OF TRACT "GARDEN APARTMENTS"
6. DENSITY CALCULATIONS:
 - A. GROSS DENSITY EQUALS 1237 ACRES
 - B. NET DENSITY EQUALS 1164 ACRES
 - C. NUMBER OF APARTMENT UNITS ALLOWED EQUALS 195 UNITS
 - D. NUMBER OF APARTMENT UNITS PROPOSED EQUALS 195 UNITS
 - E. GROSS DENSITY EQUALS 15.94
 - F. NET DENSITY EQUALS 16.83
7. OFF STREET PARKING:
 - A. REQUIRED PARKING EQUALS 195 UNITS
 - B. PROPOSED PARKING EQUALS 300 UNITS

MATZ, CHILDS & ASSOCIATES
1022 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

DATE	STATUS	TRACED BY	CHECKED BY
5/1/68	PLS		PL

