

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
John A. Beebe and Lorraine A. Beebe
1. We, the undersigned, legal owner of the property situated 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 zone to an R-A zone, for the following reasons:

Error in original zoning and a genuine change in conditions.

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, 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.

Address: 607 Loyola Federal Building, Towson, Maryland 21204
Contract purchaser: John A. Beebe and Lorraine A. Beebe

Address: 5820 Southwestern Boulevard, Baltimore, Maryland 21227
Petitioner's Attorney: W. Lee Harrison

Address: 607 Loyola Federal Building, Towson, Maryland 21204
ORDERED BY THE Zoning Commissioner of Baltimore County, this 23rd day of July, 1968.

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 throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 100 County Office Building in Towson, Baltimore County, on the 23rd day of September, 1968, at 11:00 o'clock.

County, on the 23rd day of September, 1968, at 11:00 o'clock.

John A. Beebe and Lorraine A. Beebe
Zoning Commissioner of Baltimore County.

69-17-R
JAMES E. DYER, ET AL.
Petitioners
13th District
607 Loyola Federal Building
Towson, Maryland 21204

June 17, 1968
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

W. Lee Harrison, Esq.,
607 Loyola Federal Building
Towson, Maryland 21204
SUBJECT: Reclassification from R-6 to an R-A zone for John A. Beebe, et al, located R-6/S Southwestern Blvd. at Balto.-Wash. Blvd. 13th District (Item 212, June 11, 1968)

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

BUREAU OF ENGINEERING:
Water - Existing 8" water in Ruby Avenue
Adequacy of existing utilities to be determined by developer or his engineer.
Sewer - Existing 8" sanitary sewer in Ruby Ave.
Existing 10" sanitary sewer across Southwestern Blvd. as shown on the submitted plan.

STATE ROADS COMMISSION:
The proposed northerly entrance must be located either directly opposite the cross-over in Southwestern Blvd., or a minimum of 50' to the south. There is poor sloping site distance at the location of the proposed southerly entrance; therefore, the entrance must be located as far south as possible. The existing entrance to the dwelling on this property must be closed with combination curb and gutter. It may be necessary to construct a deceleration lane at the existing cross-over in Southwestern Blvd. Entrances will be subject to State Roads Commission approval and permit.

HEALTH DEPARTMENT:
The method of extending public utilities to the site should be indicated on the plan. Building applications for pools must indicate that the pools will be for display purposes only, and not to be used. If the pools are to be filled and filters are used, provisions must be made to dispose of backwash water.

FIRE BUREAU:
1. Inquire fire hydrant be installed near main entrance to site.
2. Shall be required to comply with all Fire Department regulations.

ZONING ADMINISTRATION DIVISION:
All new buildings to be located on the property must have a yard area of 60' between buildings or they could be attached. If it is not feasible to either attach the buildings or hold a 60' setback between buildings, a variance should be applied for. The topography of this property, particularly along Southwestern Blvd. is very steep; therefore, it is requested that grading plans of any extensive grading to be done be submitted to the Zoning Office approximately 3 weeks before the hearing.

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 had no comment to offer:

Project Planning Division
Bureau of Traffic Engineering
Building Engineer
Board of Education
Industrial Development

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

June 17, 1968

Very truly yours,

JAMES E. DYER,
Zoning Supervisor

JED:JO

cc: Carlyle Brown-Sur., of Engr.
John Meyers-State Roads Com.
William Greenwalt-Health Dept.
Capt. Charles Morris-Fire Bureau

RE: PETITION FOR RECLASSIFICATION :
from R-6 zone to R-A zone
Northwest Side of Southwestern Blvd. :
897 feet North of Clark Blvd. :
13th District :
John A. Beebe, et al :
Petitioners :
Linden Heights Corporation :
Contract Purchaser :
BALTIMORE COUNTY :
No. 69-17-R

ORDER OF DISMISSAL

Petition of John A. Beebe et al for reclassification from R-6 zone to an R-A zone, on property located on the northwest side of Southwestern Boulevard 897 feet north of Clark Boulevard, in the 13th District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed April 3, 1969 (a copy of which is attached hereto and made a part hereof), from the attorney representing the Petitioners-Appellants in the above entitled matter.

WHEREAS, the said attorney for the said Petitioners-Appellants requests that the appeal filed on behalf of said Petitioners be dismissed and withdrawn as of April 3, 1969.

It is hereby ORDERED, this 3rd day of April, 1969, that said appeal be and the same is Dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman
W. Giles Parker
John A. Slawik

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 5, 1968
FROM: George E. Gavrellis, Director of Planning

SUBJECT: Petition 69-17-R, Reclassification from R-6 to R-A Zone. Northwest side of Southwestern Boulevard 897 feet North of Clark Boulevard. John A. Beebe, et al, Petitioners.

13th District
HEARING: Wednesday, July 17, 1968 (2:00 P.M.)

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

- From a planning viewpoint, the reclassification proposed by the petitioner would be 1901 zoning. In view of the commercial potential of M.L. zoning, reclassification, as sought could easily lead to undesirable strip-commercial zoning, such as that which already exists on other portions of Southwestern Boulevard.
- The Comprehensive Zoning Map for the 13th District provided, from a planning viewpoint, sufficient industrial zoning. It is fair to assume that it was definitely the intent of the map to prevent industrial (or industrial-commercial) encroachment over to the northwesterly side of Southwestern Boulevard, which reflects a clear and coherent pattern of residential use and potential. It is our view that the map is absolutely correct in not establishing nonresidential zoning on the subject property; we believe, further, that the development which has occurred in this vicinity since the map's adoption has not constituted any change, since this development has been basically in accord with the map.
- There is serious question as to the appropriateness of establishing intensive use potentials for the subject property in light of its location with respect to traffic movements on Southwestern and Washington Boulevards. This would seem to be substantiated by the comments of the State Roads Commission.
- From a planning viewpoint, the subject property could be suitably - and rather easily - developed as residential land.

County Board of Appeals
301 County Office Building
Towson, Maryland - 21204

Re: Petition for Reclassification from R-6 Zone to R-A Zone, N/W Side Southwestern Boulevard, 897' N of Clark Boulevard; 13th District, No. 69-17-R
John A. Beebe, Lorraine A. Beebe and Wilfred A. Lawrence, Petitioners

Gentlemen:

Please dismiss without prejudice the Appeal hereinbefore filed on behalf of the Petitioners.

Very truly yours,

W. Lee Harrison
W. Lee Harrison

WLEH:gtf

cc: Julian S. Brewer, Jr., Esq.
5420 Carville Avenue
Arbutus, Maryland - 21227
Robert E. Kanole, President
Maryland Housing Corporation
5821 Southwestern Boulevard
Baltimore, Maryland - 21227

From the Office of
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
Engineers
P.O. BOX # 6828, TOWSON, MD. 21204

September 23, 1968

Description to Accompany
Zoning Petition (R-6 to R-A)
Property Northwest side of
Southwestern Blvd. at Baltimore-Washington Blvd.

Beginning for the same at a point on the northwest side of Southwestern Blvd., formerly Baltimore-Washington Blvd., as shown on the State Roads Commission of Maryland Plat No. 2957, said beginning point being at a distance of 875 feet more or less, as measured northeasterly along the northwest side of said Southwestern Boulevard from its intersection with the north side of Clark Boulevard, running thence binding on the northwest side of said Southwestern Boulevard, the thirteen following courses and distances: viz:

- (1) N 37° 00' E 437.53 feet
- (2) N 33° 20' 50" E 24.38 feet
- (3) N 32° 04' 00" E 22.30 feet
- (4) S 30° 39' 10" E 25.17 feet
- (5) N 28° 56' 30" E 29.01 feet
- (6) N 27° 33' 50" E 70.27 feet
- (7) N 25° 48' 30" E 38.57 feet
- (8) N 24° 14' 30" E 14.44 feet
- (9) N 23° 22' 00" E 14.42 feet
- (10) N 22° 22' 00" E 19.24 feet
- (11) N 20° 56' 30" E 28.79 feet
- (12) N 19° 12' 10" E 28.76 feet
- (13) N 17° 34' 30" E 13.92 feet

thence leaving said Southwestern Blvd. and running for the nine following courses

Description to Accompany
Zoning Petition (R-6 to R-A)
Property Northwest side of
Southwestern Blvd. at Baltimore-Wash. Blvd.

September 23, 1968
-2-

and distances, viz:

- (1) S 4° 28' 24" W 60.74 feet
- (2) N 10° 45' 24" W 100.00 feet
- (3) N 21° 40' 24" W 200.70 feet
- (4) S 51° 32' 16" W 370.00 feet
- (5) N 68° 36' 02" W 46.75 feet
- (6) along a curve to the right with a radius of 225 feet for a distance of 40.55 feet
- (7) S 58° 16' 29" E 24.78 feet
- (8) S 51° 32' 36" W 117.00 feet
- (9) S 12° 10' 24" E 630.00 feet

to the point of beginning.

Containing 5.9 acres of land, more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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 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 _____, 1966, that the herein described property or area should be and the same is hereby reclassified; from a _____ zone to a _____ zone, and or a Special Exception for a _____ should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that the petitioners did not prove sufficient change in the area or that the Map was in error to warrant the reclassification from R-6 Zone to R-A Zone

the above reclassification should NOT BE HAD, and no Special Exception should 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 to remain a R-6 Zone.

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. SEP. 12, 1966.

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 _____ successive weeks before the _____ day of _____, 1966, the first publication appearing on the _____ day of _____, 1966.

THE JEFFERSONIAN,

Cost of Advertisement, \$ _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

John A. Harrison, Esq.
 607 Loyola Federal Building
 Towson, Maryland 21204

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this _____ day of _____, 1966.

JOHN A. ROSE,
 Zoning Commissioner

Petitioner John A. Harrison, Esq.

Petitioner's Attorney John A. Harrison, Esq. Reviewed by _____
 Chairman of Advisory Committee

PETITION FOR RECLASSIFICATION
 ZONING DISTRICT
 ROUTING: From R-6 to R-A Zone
 LOCATION: Northeast side of Southwestern Boulevard, 807 feet North of Clark Boulevard, July 11, 1966, at 2:30 P.M.
 DATE & TIME: Wednesday, July 11, 1966, at 2:30 P.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, on July 11, 1966, at 2:30 P.M.
 The Zoning Commissioner of Baltimore County, by authority of the Board of Commissioners, has received and accepted for filing this petition for reclassification of the above described property or area from R-6 Zone to R-A Zone, and has ordered that the same be published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ successive weeks before the _____ day of _____, 1966, the first publication appearing on the _____ day of _____, 1966.

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUL 27, 1966. 19...

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 _____ successive weeks before the _____ day of _____, 1966, the first publication appearing on the _____ day of _____, 1966.

THE JEFFERSONIAN,

Cost of Advertisement, \$ _____

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 The Zoning Commissioner of Baltimore County, by authority of the Board of Commissioners, has received and accepted for filing this petition for reclassification of the above described property or area from R-6 Zone to R-A Zone, and has ordered that the same be published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of _____ successive weeks before the _____ day of _____, 1966, the first publication appearing on the _____ day of _____, 1966.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. Sept. 12, 1966.

THIS IS TO CERTIFY that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of _____ successive weeks before the _____ day of _____, 1966, the first publication appearing on the _____ day of _____, 1966.

THE TIMES,

Cost of Advertisement, \$21.00
 Purchase order # 840
 Requisition No. 2 5084

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. July 2, 1966.

THIS IS TO CERTIFY that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of _____ successive weeks before the _____ day of _____, 1966, the first publication appearing on the _____ day of _____, 1966.

THE TIMES,

Cost of Advertisement, \$21.00
 Purchase order # 7916
 Requisition No. 2 301

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 13th
 Posted for: Appeal
 Petitioner: J.A. Beebe
 Location of property: NW 1/4 of Southwestern Blvd. 592 N. of Clark Blvd.
 Location of Sign: @ NW 1/4 of Clark Blvd. NW 1/4 of Southwestern Blvd.
 Remarks: Sp of Ruby Ave. 18th St. to Clark Blvd.
 Date of Posting: 10-17-68
 Date of return: 10-27-68

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 13th
 Posted for: Reclassification
 Petitioner: John A. Harrison
 Location of property: NW 1/4 of Southwestern Blvd. 592 N. of Clark Blvd.
 Location of Sign: @ NW 1/4 of Clark Blvd. NW 1/4 of Southwestern Blvd.
 Remarks: Sp of Ruby Ave. 18th St. to Clark Blvd.
 Date of Posting: 5-2-68
 Date of return: 5-2-68

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE

INVOICE No. 56332
 DATE: Sept. 9, 1966
 TO: U. Lee Harrison, Esq.
 607 Loyola Federal Building
 Towson, Md. 21204
 Zoning Dept. of Balto. Co.

QUANTITY	DEBIT TO ACCOUNT NO. 61-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Cost of Appeal - John A. Harrison, Esq. at \$17.00	75.00	75.00

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

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE

INVOICE No. 60978
 DATE: Sept. 6, 1966
 TO: U. Lee Harrison, Esq.
 607 Loyola Federal Building
 Towson, Md. 21204
 Zoning Dept. of Balto. Co.

QUANTITY	DEBIT TO ACCOUNT NO. 61-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Advertising and posting of property for John A. Harrison, Esq. at \$17.00	54.50	54.50

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

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE

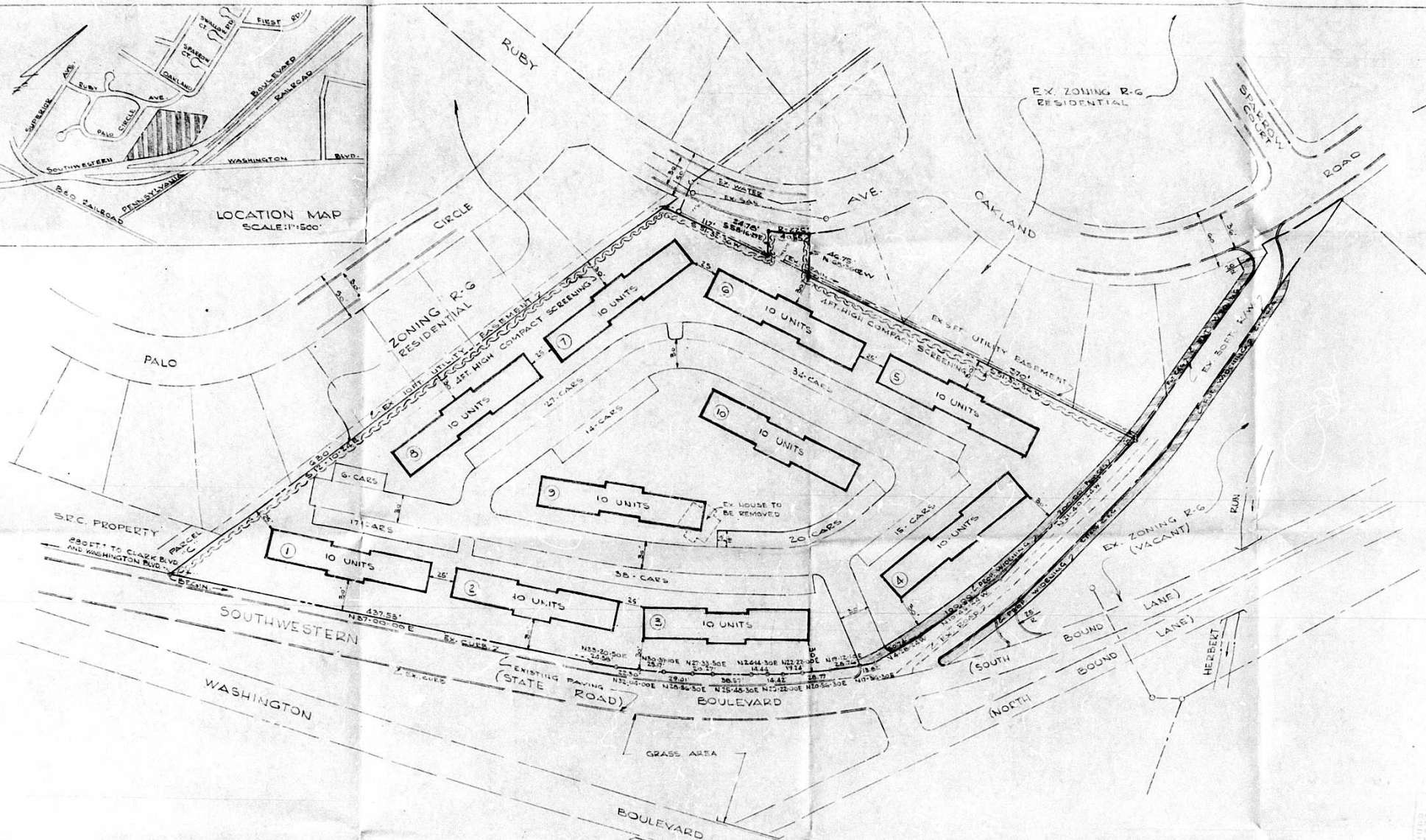
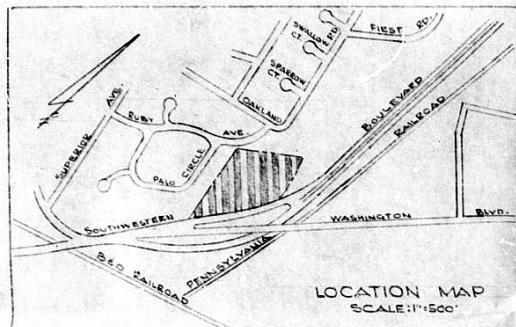
INVOICE No. 54441
 DATE: Sept. 21, 1966
 TO: U. Lee Harrison, Esq.
 607 Loyola Federal Building
 Towson, Md. 21204
 Zoning Dept. of Balto. Co.

QUANTITY	DEBIT TO ACCOUNT NO. 61-422	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
1	Petition for Reclassification for John A. Harrison, Esq. at \$17.00	54.50	54.50

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

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 13th
 Posted for: Reclassification
 Petitioner: John A. Harrison
 Location of property: NW 1/4 of Southwestern Blvd. 592 N. of Clark Blvd.
 Location of Sign: @ NW 1/4 of Clark Blvd. NW 1/4 of Southwestern Blvd.
 Remarks: Sp of Ruby Ave. 18th St. to Clark Blvd.
 Date of Posting: 6-25-68
 Date of return: 7-2-68



TABULATION

EXISTING ZONING	R-G
PROPOSED ZONING	R-A
EXISTING USE	VACANT
PROPOSED USE	TOWNHOUSES
GROSS AREA	6.70 AC.
NET AREA	5.81 AC.
GROSS DENSITY (70 X 16)	107.20
NET DENSITY (581 X 16)	104.58
TOTAL NO. APTS. ALLOWED	104
TOTAL NO. APTS. PROPOSED	100
TOTAL NO. PARKING SPACES (7' X 18')	100
TOTAL NO. PARKING SPACES PROVIDED (15' X 31')	150

NOTE:
WATER MAIN IS TO BE EXTENDED
IS SOUTHWESTERN BLVD. FROM END
OF EX. MAIN TO WASHINGTON BLVD.
BY BALTO. CO. (ALIGNMENT IS NOW
UNDER STUDY.)



PLAT TO ACCOMPANY PETITION R-G TO R-A

PROPERTY
NORTH WEST SIDE OF SOUTHWESTERN BLVD.
AT BALTIMORE-WASHINGTON BLVD.

BALTO. CO. MD. ELECT. DIST. NO. 8
SCALE: 1"=50' SEPT. 21, 1968



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND