

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lester Poratky, 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-10 zone for the following reasons:

- Change 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. 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.

Contract purchaser: John J. Corman
Legal Owner: John J. Corman
Address: 520 N. 14th St.
Petitioner's Attorney: John J. Corman
Protestant's Attorney: John J. Corman

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of July, 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 property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 9th day of September, 1968, at 10:30 a.m.

A. M.
Zoning Commissioner of Baltimore County

(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th
Posted for: Reclassification
Petitioner: Lester Poratky
Location of property: N/S of Roaches Lane - 535 E. of Century Ave.
Location of Sign: 535 E. of Century Ave. on N/S of Roaches Lane
Remarks: See attached description
Posted by: John J. Corman
Date of return: 8-29-68

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 Re-classification should be had, RECLASSIFICATION FROM R-10 TO R-10

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of September, 1968, that the herein described property or area should be and the same is hereby reclassified; from a R-10 zone to a R-10 zone. RECLASSIFICATION FROM R-10 TO R-10
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 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 30th day of September, 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-10 zone, and/or the Special Exception for:

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
1.72 ACRE PARCEL, NORTH SIDE OF ROACHES LANE, 535 FEET, MORE
OR LESS, EAST OF CENTURY AVENUE, FOURTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND.

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

Beginning for the same at a point in the center of Roaches Lane at a distance of 535 feet, more or less, from its intersection with the east side of Century Avenue, said beginning point being at the beginning of that parcel of land conveyed by Joseph E. Kreft and wife to J. Wesley Kulp and wife by deed dated August 25, 1961 and recorded among the Land Records of Baltimore County in Liber W. J. R. 3885 Page 564, thence binding on the center of said Roaches Lane, (1) N 83°07'30" E - 246.64 feet to the end of the third line of the aforementioned land, thence binding reversely on the outlines of said land the three following courses and distances, (2) N 05°27' W - 298.13 feet, (3) S 86° 21' W - 246.64 feet and (4) S 05°27' E - 312.00 feet to the place of beginning. Containing 1.72 acres of land, more or less.

PPK:mp1 J.O. #65052 June 29, 1967

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

Lester Matz, P. E.
John C. Childs, L. S.
Associates
George W. Graybill, L. S.
Robert W. Graybill, L. S.
Norman F. Herrmann, L. S.
Paul Lee, P. E.
Paul S. Sinton

Zoning Map
4
SC 2D
NW 14J
NW 14I



ORIGINAL

OFFICE OF
THE
COMMUNITY
TIMES

RANDALLSTOWN, MD. 21133 August 26, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John V. 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 (1) week before the 26th day of Aug., 1968 that is to say, the same was inserted in the issue of August 22, 1968.

STROMBERG PUBLICATIONS, Inc.

By: Beth Morgan

August 1, 1968

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

Frank E. Closson, Esq.,
185 National Bank Building
Towson, Maryland 21204

SUBJECT: Reclassification from an R-10 zone to an RA zone, for Lester Poratky, located N/S of Roaches Lane 535 E. of Century Avenue 4th District (Item 29, July 30th, 1968)

Dear Sirs:

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

BUILDING DEPARTMENT:
Petitioner must meet with all requirements of the Baltimore County Building Code.

BUREAU OF TRAFFIC ENGINEERING:
This office will review and submit any necessary comments at a later date.

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 the compliance to 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 Commission's hearing.

The following members had no comment to offer:

Project Planning Division
Health Department
Bureau of Engineering
Bureau of Fire Prevention
State Roads Commission
Board of Education
Industrial Development

Very truly yours,

James E. Oyer
JAMES E. OYER,
Zoning Supervisor

JES:JB

cc: Elmer C. Noppert-Building Engineer's Office
C. Richard Moore-Sur. of Traffic Eng.

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 26, 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 (1) week before the 26th day of August, 1968, that is to say, the same was appearing on the 22nd day of August, 1968.

THE JEFFERSONIAN.

Richard L. Strickland
Manager

Cost of Advertisement \$.....

PETITION FOR RECLASSIFICATION
NO DISTRICT
ZONING: From R-10 to R-A. Zone.
LOCATION: North side of Roaches Lane 535 feet, more or less, East of Century Avenue.
DATE & TIME: Monday, September 2, 1968 at 10:30 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, has held a public hearing on the above petition.
Present: Lester Poratky, Petitioner.
Proposed Zoning: R-A.
All the parties of land in the Fourth District of Baltimore County, by authority of the Zoning Law and Regulations of Baltimore County, have been notified by mail of the public hearing on the above petition. The public hearing was held on the 2nd day of September, 1968, at 10:30 A.M. in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The following persons were present: Lester Poratky, Petitioner; John V. Rose, Zoning Commissioner; and John C. Noppert, Building Engineer. The Zoning Commissioner, by authority of the Zoning Law and Regulations of Baltimore County, has held a public hearing on the above petition. The public hearing was held on the 2nd day of September, 1968, at 10:30 A.M. in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The following persons were present: Lester Poratky, Petitioner; John V. Rose, Zoning Commissioner; and John C. Noppert, Building Engineer. The Zoning Commissioner, by authority of the Zoning Law and Regulations of Baltimore County, has held a public hearing on the above petition. The public hearing was held on the 2nd day of September, 1968, at 10:30 A.M. in Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The following persons were present: Lester Poratky, Petitioner; John V. Rose, Zoning Commissioner; and John C. Noppert, Building Engineer.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this 30th day of July, 1968.

John V. Rose
Zoning Commissioner

Petitioner: Lester Poratky
Petitioner's Attorney: Frank E. Closson, Esq.
Reviewed by: John V. Rose
Chairman of Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: August 29, 1968

FROM: Leslie H. Graef, Deputy Director of Planning

SUBJECT: Petition #69-58-R. Reclassification from R-10 to R.A. Zone. North side of Roaches Lane 535 feet east of Century Avenue. Lester Poretsky, Petitioner.

4th District

HEARING: Monday, September 9, 1968 (10:30 A.M.)

In view of the fact that properties on three sides of the subject property have already been reclassified by petition, the planning staff will offer no comment on the subject request.

LHG:bms



TELEPHONE
823-3000
EXT. 387

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 56266

DATE: Sept. 2, 1968

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:

Zoning Dept. of Balto. Co.

To: Cash

DEPOSIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST	
4	Advertising and posting of property for Lester Poretsky #69-58-R	\$11.00	\$11.00

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

TELEPHONE
823-3000
EXT. 387

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

No. 56226

DATE: Aug. 19, 1968

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY:

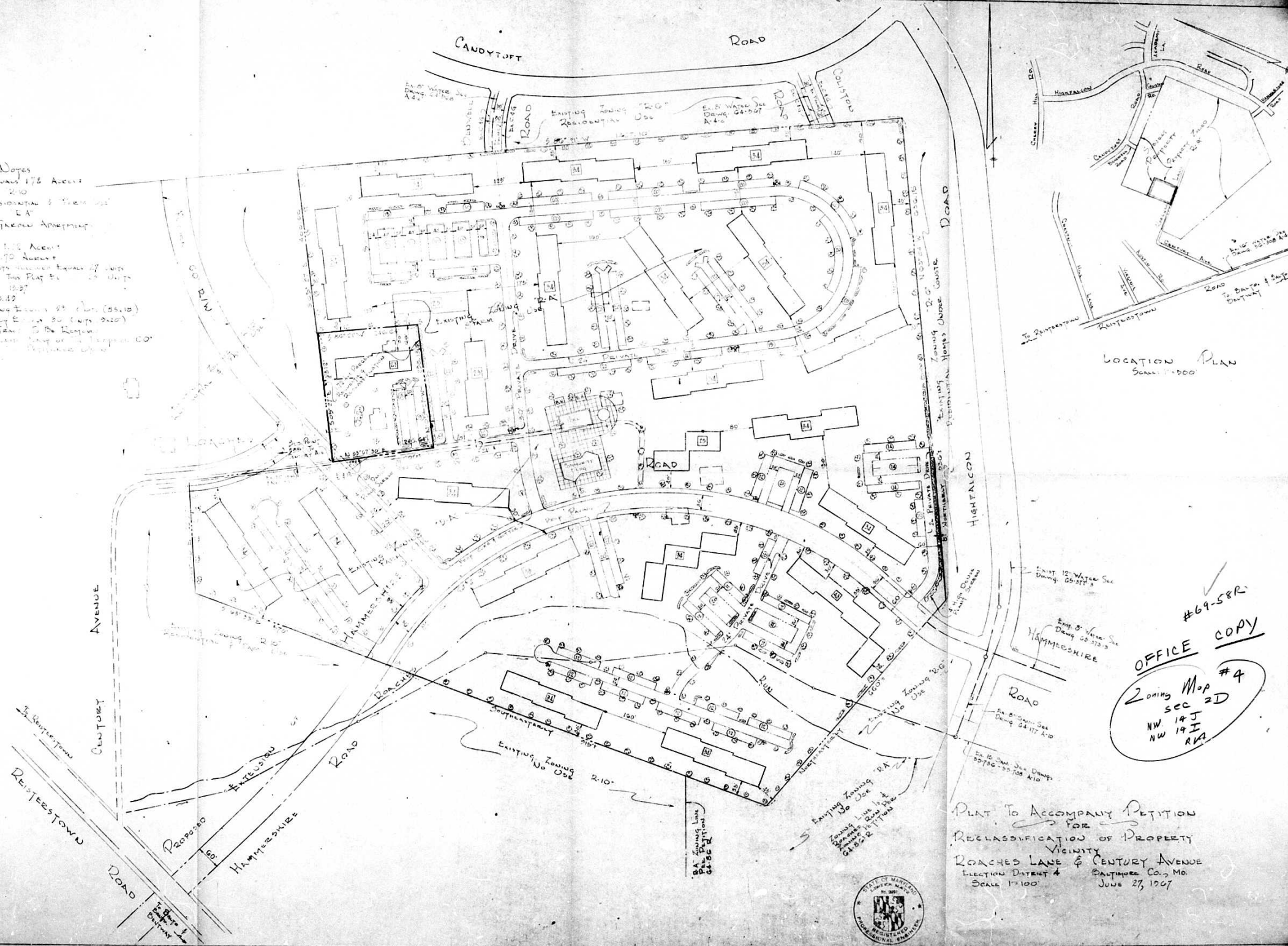
Zoning Dept. of Balto. Co.

To: Frank E. Cicomo, Esq.
1st National Bank Building
Towson, Md. 21204

DEPOSIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST	
4	Petition for Reclassification for Lester Poretsky #69-58-R	\$50.00	\$50.00

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

- General Notes
1. Total Acreage of Tract Equals 17.6 Acres
 2. Existing Zoning of Tract 2-10
 3. Existing Use of Tract Residential & Farm Use
 4. Proposed Zoning of Tract 2-10
 5. Proposed Use of Tract Green Apartments
 6. Density Calculations:
 - a. Gross Acreage Equals 17.6 Acres
 - b. Net Acreage Equals 17.0 Acres
 - c. Number of Apartments Allowed Equals 27 Units
 - d. Number of Apartments This Plan Is 24 Units
 - e. Gross Density Equals 1.36
 - f. Net Density Equals 1.41
 7. Required Off-street Parking Equals 84 (24 x 3.5)
 8. Proposed Off-street Parking Equals 80 (24 x 3.3)
 9. Existing Structures On Tract To Be Demolished
 10. That Portion of Boundary Lines Shown on This Plan are 100' Runo Shall Be Subject to the Required Urban Development of The Site.



LOCATION PLAN
Scale 1"=500'

#69-58R
OFFICE COPY
#4
2nd Map
SEC 2D
NW 14J
NW 14I
RA

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
Vicinity
ROACHES LANE & CENTURY AVENUE
ELECTION DISTRICT 4 BALTIMORE CO., MD.
JUNE 27, 1967
SCALE 1"=100'

