

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, Franklin Square Hospital legal owners, 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 M.L.R. zone to an EASTERN AREA zone, for the following reasons:

Garden type apartments

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.

Re Development, Inc. by: Franklin Square Hospital by: Thomas W. Offutt, President
Board of Trustees

C. Edward Jones, Contract purchaser
Vice President

Robert J. Romacko
Fetitioner's Attorney

809 Eastern Boulevard,
Baltimore, Maryland 21221

PROTESTANT'S ATTORNEY

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day of October, 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 106, County Office Building in Town, Baltimore County, on the 15th day of October, 1968, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

10671
MICROFILMED

ORDER RECEIVED FOR FILING
DATE 9/26/68 BY J.C. HARRIS, CLERK

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the petition, the petitioner proved error in the zoning of the subject property on the Land Use Map.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of October, 1968, that the herein described property or area should be and the same is hereby reclassified, from M.L.R. zone to EASTERN AREA zone, and on a Special Exception for garden type apartments should be and the same is

granted, from and after the date of this order, subject to approval of the site plan by the State Roads Commission, 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

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 13th day of October, 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 zone, and/or the Special Exception for garden type apartments be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County.

MICROFILMED

Re: Petition for Reclassification from M.L.R. Zone to R-A Zone - Prop. Beg. 1519.5' from NW Side Phila. Road E. Balto. Co. Beltway, 14th Dist., Franklin Square Hospital, Petitioner

Before
Zoning Commissioner
of
Baltimore County
No. 69-90-R

AMENDED ORDER

This will amend the Zoning Commissioner's Order dated October 16, 1968, wherein the Order was made subject to approval of the site plan by the State Roads Commission. The property that was the subject of the hearing did not touch or border a State road at any place, therefore, it was improper to make the site plan subject to approval of the State Roads Commission.

It is ORDERED this 24 day of June, 1969, by the Zoning Commissioner of Baltimore County, that so much of the ORDER that reads:

"Subject to approval of the site plan by the State Roads Commission" is hereby deleted.

Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE 6/24/69 BY J.C. HARRIS, CLERK

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

October 11, 1968

County Office Building
15 W. Calverton Ave.
Baltimore, Md. 21201

Robert J. Romacko, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221

SUBJECT: Item 74
Type of Hearing: Reclassification from M.L.R. to R-A
Location: Approximately 1200' NE of the Beltway, and 1200' NE of Philadelphia Road
14th District
Petitioner: Franklin Square Hospital
Committee Meeting of October 1, 1968

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site inspection of the property. The following comments are a result of this review and inspection.

The subject property consists of 3.25 acres. It is located at the westernmost corner of a 12 acre tract, which is presently zoned M.L.R. The plan submitted with the petition incorporated the two tracts into one development of 15.25 acres. The development is situated approximately 700' north of Philadelphia Road. Its only access to public roads is by way of a 25 ft. right-of-way which lies adjacent to a 20 ft. right-of-way which is currently owned by others, or its rights reserved to others and serves primarily as the northeast and southeast of the subject site. The petitioner's plan proposes that a 20 ft. private road be constructed on these right-of-ways to serve the apartments.

The Baltimore County Joint Subdivision Planning Committee reviewed a preliminary plan for the development of the 12 acre apartment tract on February 21st, 1968. This Committee informed the developer that a public road leading from Philadelphia Road to the site would be required. The Committee also suggested that the public road utilize a portion of the existing 45 ft. private right-of-ways, and that the alignment be constructed in such a manner that it would serve the properties to the north and west, as well as the apartment site.

The Zoning Committee is in total agreement with this comment particularly since the addition of the 2.5 acre tract would extend the apartment zone to a point approximately 90 ft. from the Beltway.

MICROFILMED

Robert J. Romacko, Esq.,
809 Eastern Blvd.,
Baltimore, Maryland 21221
RE: Franklin Square Hospital

and would make it difficult to develop a feasible road and lot pattern for the M.L.R. properties to the north and west.

In addition to the requirement of the public road, the interior road pattern for the existing M.L.R. as well as the proposed M.L.R. is not satisfactory and must be revised to provide for future connections to public roads.

In view of the above comments, it is suggested that the petitioner arrange a meeting with the following members prior to the hearing and attempt to work out the above problem:

Albert W. Quinby, Office of Planning and Zoning
C. Richard Hurrey, Bureau of Traffic Engineering
Caryle Brown, Bureau of Engineering

Water and sewer are available to the site. However, the developer shall be responsible for determining the 50 year flood limits of the Stearns Run Channel prior to issuance of any building permits in this area.

The building of buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

This petition is accepted for filing with the stipulation that the above comments be complied with prior to the hearing date.

Very truly yours,

James E. Rose
JAMES E. ROSE, Chairman

JED:JD

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PRINCE STREET
BALTIMORE, MD 21201
May 26, 1969

Re: Baltimore County
County Office Bldg.
Town, Maryland 21201

Dear Mr. Rose:

On October 16, 1968 you passed an order granting the reclassification. The order was made subject to the approval of the site plan by the State Roads Commission.

Recently we have reviewed a building application plan for the subject site. The developer's frontage on Philadelphia Road is such that a proper entrance constructed to State Roads Commission standards cannot be built.

We have reviewed plans for the development on various occasions. We have yet to see a plan for which we could give our approval. We feel that the developer could either acquire additional frontage or secure permission from an adjacent property owner to construct a portion of the entrance in front of his property.

We have stated our position to the Planning Office as well as other agencies of Baltimore County and request that the building application be held in abeyance until such time as the matter is resolved. We were advised by the various offices that they could not help and that the applied for permits were issued.

We referred to the provision of your order and was advised by the Planning Office that it was meaningless. It would appear to us that if your provisions were not adhered to the Zoning reclassification would be void.

We request your clarifying the matter of the provision of the order and we would appreciate any assistance that you can give in requiring the developer to construct a proper and safe entrance to the Apartment site.

Thank you for your cooperation.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
By: John E. Meyers
Asst. Development Engineer

DESCRIPTION OF 2.56+ ACRES TRACT OF LAND IN THE NORTHWEST CORNER OF FRANKLIN SQUARE HOSPITAL PROPERTY NORTHWEST OF PHILADELPHIA ROAD AND EAST OF BALTIMORE COUNTY BELTWAY, 14 TH. DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in the last line of the land conveyed by George Eckhardt Jr., et al, Trustees, to Franklin Square Hospital of Baltimore City by a deed dated February 13, 1968 and recorded among the Land Records of Baltimore County in Liber G.L.R. No. 2310 folio 465, said beginning point being 15.00 feet from the beginning of said last line, said beginning point being also the following two courses and distances from the point of intersection of the centerlines of Race Road and Philadelphia Road: thence on the centerline of Philadelphia Road southwesterly for a distance of 800 feet, more or less, and binding reversely on said last line of the aforementioned deed including its extension to the centerline of Philadelphia Road a North 50°-15' West 1519.5 feet, and running thence binding on a line of division North 06°-47' East 710.00 feet to a point on the seventeenth line of the aforementioned deed, said point being South 35°-30' West 610 feet, more or less, from the centerline of Stearns Run thence binding on the remainder of the said seventeenth line, and continuing on the eighteenth, nineteenth and a part of the last line of the aforementioned deed the following four (4) courses and distances: (1) South 35°-30' West 374.28 feet, (2) South 35°-30' West 297.00 feet, (3) South 53°-30' West 315.17 feet, and (4) South 50°-15' East 15.00 feet to the point of beginning;

Containing 2.56 acres of land, more or less.

(This description prepared for zoning petition use only and is not to be used in connection with conveyance of property.)

ENIGHT AND HUNAN
Landscape Architects and Engineers
15 Old Red Lion Road
Cockeysville, Maryland 21030



MICROFILMED

Charles H. Hurrey
Sept 12, 1968

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 27, 1968

FROM: George E. Gavrilis, Director of Planning

SUBJECT: Petition #69-90-R. Beginning 1519.5 feet from the Northwest side of Philadelphia Road and East of the Baltimore County Beltway. Petition for Reclassification from M.L.R. to R-A Zone. Franklin Square Hospital - Petitioner

14th District

HEARING: Wednesday, October 16, 1968 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from M.L.R. to R-A zoning. It notes that on error of commission was made by the planning staff in not correlating the boundaries of R-A and M.L.R. zoning with actual property lines. The planning staff will insist in any case on the provision of a road through the corner of the subject parcel so as to maintain the possibility for a continuous road providing access to the industrial tract along the Beltway from Philadelphia Road.

GEGB:m

MICROFILMED

REVIEWED BY THE BALTIMORE COUNTY JOINT SUBDIVISION PLANNING COMMITTEE
FEBRUARY 21, 1968

FONDANA VILLAGE APARTMENTS

Developer - Mondo Homes, Inc., 2 W. University Parkway
Baltimore, Maryland 21218

Engineer - Kenneth F. Huran, 15 Old Padonia Road
Cockeysville, Maryland 21030

District - 14

Location - NW of Philadelphia Road, E of Baltimore County Beltway

Lot Size - R-A No. of Units: 356 No. of Acres: 22*

Facilities - Contemplated: Water & Sewer

Representatives Present:

Representing Developer: Robert Voelkel

Representing Developer's Section: Edward A. McDonough
Joseph Warfield

The Developer presented a 50-scale plan of the proposed apartment site north of Philadelphia Road, east and north of Baltimore County Beltway, and west of the proposed Roseville Boulevard. The Committee reviewed this plan and made the following comments.

The apartment site would require a public road from Philadelphia Road to the site and to serve the property to the west and north. It was proposed that a roadway be located at the location of the proposed private entrance as shown on the plan and that the proposed 45-foot right-of-way be used for the construction of a portion of the public road and be extended through the property. In the future, at such time as the land to the south develops, the right-of-way and road would be widened to its ultimate width.

The exact status of the 20-foot right-of-way was not known by the Developer. However, it would necessitate a dedication of the 45-foot right-of-way for the construction of a minimum width of paving to serve this property.

The State Roads Commission advised the Committee that the location of the entrance at Philadelphia Road is acceptable.

The Bureau of Engineering pointed out that the 50-foot storm drain area as shown on this plan does not agree with a study that Baltimore County has for the same area. The plan presented proposes that the Developer would be filling on this property and causing flooding on the adjacent property; therefore, the Committee advised the Developer of the need to either rechannel the storm drain area in order to contain the water within the site or he must acquire offsite property.

JBTC Meeting

-2-

February 21, 1968

Re: Fontana Village Apartments
District 14

The Bureau of Engineering advised the Developer that public sewer exists within the site. Public water also exists and is located within Philadelphia Road. Public water would be extended to this subdivision; however, it was noted that the city is considering changing this area from the First Zone to the Second Zone of Service.

The Fire Department and the Bureau of Traffic Engineering suggested that the Developer provide a minimum of 1.75 car spaces per apartment and that the 30-foot private roads as shown are satisfactory to Baltimore County.

The Department of Recreation and Parks pointed out the need to indicate lot lots and other recreational areas in accordance with open space regulations.

The Developer was advised that this plan should be revised in accordance with the suggestions of the Committee and reviewed by the Office of Planning prior to the submission for processing.

PETITION FOR RECLASSIFICATION
14th DISTRICT

ENDING FROM M.L.R. Zone to R-A Zone
LONGFORD BUILDING 11414 East
side of lot, from the Northeast
side of Philadelphia Road East of
the Baltimore County Beltway
East of 19th Avenue, Towson
14, 1968 to R-A Zone
PUBLIC HEARING: 1968, 11th W.
County Office Building, 111 W.
Chesapeake Avenue, Towson, Maryland

The zoning Commission of Baltimore County, by authority of the Board of Commissioners of the same County, will hold a public hearing

Present Ending: M.L.R.
Present Ending: R-A.
Petitioner: James A. A. A.
Petitioner: Robert A. A. A.

REASONING for the same is that the lot is located in the 14th District of Baltimore County and is zoned M.L.R. and is used for residential purposes.

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CERTIFICATE OF PUBLICATION

TOWSON, MD. SEP 28, 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 1 time successive weeks before the 16th day of October, 1968, the first publication appearing on the 26th day of September 1968.

THE JEFFERSONIAN

St. Lawrence Smith
Manager

Cost of Advertisement, \$.....

THE TOWSON TIMES

TOWSON, MD. 21204 September 30, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John G. St. Lawrence, Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 16th day of September, 1968; that to wit, the same was inserted in the issue of September 26, 1968.

STROMBERG PUBLICATIONS, Inc.

Beth Morgan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Robert A. Stroman, Esq.
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

day of September, 1968.

John E. Rott
Zoning Commissioner

Petitioner: Franklin Square Hospital

Petitioner's Attorney: Robert A. Stroman, Esq. Reviewed by Chairman of Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#69-90-R

2 Signs

District 14th

Date of Posting: Sept. 26, 1968

Posted for: Hearing Wed. Oct. 16, 1968 @ 10:00 A.M.

Petitioner: Franklin Square Hospital

Location of property: 800 S. 151st St. From the NW/4 of Phila Rd East of the Baltimore County Beltway

Location of Signs: (2) 1 posted staid bridge with foot note telling where land is at that is to be zoned facing Phila Rd. 1 posted Approx 151st feet N.W. of sign with foot note

Remarks:

Posted by: NEOL H. HESS
Signature

Date of return: OCT. 3rd 1968

ENGINEER: GEORGE W. BARTON
 DRAWN BY: J. W. BARTON
 SCALE: 1" = 100'

TYPICAL SECTION - STEMMERS RUN CHANNEL
 SCALE: 1" = 100'



PLATTING NOTE:
 1. This map was prepared from the original survey of the Baltimore Gas & Electric Co. and is not a reproduction of the original survey. It is a new survey of the same area, and the original survey is not shown. The original survey is shown in the upper right corner of the map. The original survey is shown in the upper right corner of the map. The original survey is shown in the upper right corner of the map.

MICROFILMED E1

333-69

69-90
 14

WATERMOUNT, PHASE 1A
 CONCEPT PLAN
 50% INTEREST, 2A
 98% SUBSIDIARY
 (See Drawing Area Map
 for Boundary and Other
 Information)

BALTIMORE CONFERENCE HEALTH CARE AGENCY OF THE METHODIST CHURCH, INC.
 214 N. W. 12th St.
 BALTIMORE, MD 21201

OFFICE
 COPY

#62-90R

MAP
 4B
 NORTHEAST
 AREA
 NE-4-F
 NE-4-G
 RA

NOTES FOR TOTAL TRACT:

1. Area of Tract: 25.81 Acres
2. Total Tract: 25.81 Acres
3. Total Tract: 25.81 Acres
4. Total Tract: 25.81 Acres
5. Net residential area: 22.251 Acres
6. Net residential density: 16 units/acre
7. Gross residential area: 22.251 Acres
8. Gross residential density: 16 units/acre



NOTES FOR PORTION OF TRACT
 REQUESTED TO BE REZONED:

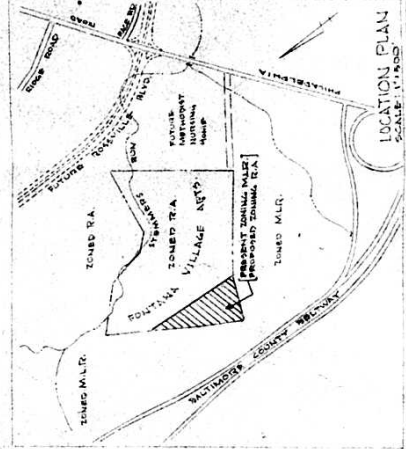
1. Area: 2.581 Acres
2. Present Zoning: M.L.R.
3. Proposed Zoning: R.A.

3/14/88
 C. J. H. H. H.

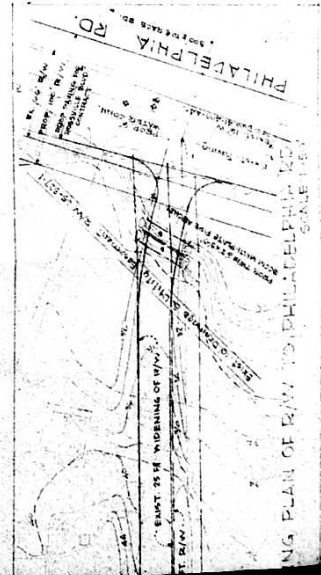
ZONING PETITION PLAN
 FONTANA VILLAGE APARTMENTS

SEE INSET A SHOWING
 PLAN OF SITE TO PHILADELPHIA RD.

SEPTEMBER 12, 1968



SITE PLAN
 SCALE 1" = 100'



- LEGEND:
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SEE INSET A SHOWING
 PLAN OF SITE TO PHILADELPHIA RD.

TYPICAL SECTION - STEMMERS RUN CHANNEL

SCALE 1/4"=1'-0"

1.4071
P. 7055
T. 451
W. 74/100
Q. 100000

PLANTING NOTE:
Plant 50 trees spaced 15' oc. front and
rear of building, using same quantity of
local seedlings as shown on plan. At
least 10' from building. Red Oak
at corners 15' x 20', 17' x 14' and 15' x 15'.
Shagbark hickory at trees between front and rear.

