

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

THE SANFORD LAND 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-6 zone to an R-A zone; for the following reasons:

1. Change in character of neighborhood.
2. Topography difficulties, caused by routing of new road I-95.

We 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 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.

THE SANFORD LAND COMPANY
Contract purchaser
Address: 233 Equitable Building, #2102
Manley F. Gately, Petitioner's Attorney
Address: 233 Equitable Building, #2102

ORDERED BY The Zoning Commissioner of Baltimore County, this 8th 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 held before the Zoning Commissioner of Baltimore County in Room 102, County Office Building in Towson, Baltimore County, on the 14th day of November, 1968, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

RE: Petition for Reclassification From R-6 Zone to R-A Zone - S/E Side of U.S. Route I-95, 125' N. Arbutus Ave., 13th Dist., The Sanford Land Co., Petitioner - No. 69-107-R

ORDER OF DISMISSAL

The Petitioner in the foregoing case has withdrawn his petition and the matter is DISMISSED without prejudice. The property is continued as and remains an R-6 Zone.

Date: December 7, 1968

SANFORD LAND COMPANY

233 Equitable Building
Baltimore 2, Maryland
October 23, 1968

Mr. John G. Rose
Zoning Commissioner
for Baltimore County
County Office Building
Towson, Maryland 21204

RE: 69-107-R
SE side of U.S. Rt. I-95 and
125 feet North of Arbutus Avenue -
13th District
Petition for Re-classification from
R-6 to RA zone, The Sanford Land
Company - Petitioners

Dear Jack:

As we are attempting to work out an agreement on the captioned zoning change with the neighbors, kindly withdraw the Petition without prejudice and we will refile same at a later date.

Thank you for your cooperation.

Very truly yours,

SANFORD LAND COMPANY

Jerome S. Cardin
Vice-President

JSC:psw



MES S. SPAMER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
200 WEST BALTIMORE - TOWSON, MD. 21204
Description for Zoning Purposes
R-6 to R-A
SHEET 1 OF 1
DATE: April 1968

All that place or parcel of land situate, lying and being in 13th Election District, Baltimore County, State of Maryland and described as follows, to wit:

Beginning for this same at a point in the southeast right of way line of U.S. Route I-95 as shown on the State Road Commission of Maryland Plat No. 34793 where it is intersected by the first line of the parcel of land which by a deed dated August 7, 1961 and recorded among the Land Records of Baltimore County in Liber W.L.R. No. 3881, folio 69 was conveyed by John H. Kewsey, et al., to Harry M. Wagner and Grace L. Wagner, his wife, said point of beginning being 150.77 feet southeasterly measured at a right angle from Center Line Station 2+01.37 of the aforesaid S.R.C. Plat No. 34793, and running thence, binding on said southeast right of way line of I-95, (1) North 37° 51' 54" East 140 feet to a point 150.00 feet measured at a right angle from Center Line Station 2+01.37, thence still binding on said right of way, (2) North 10° 10' 30" East 155.00 feet to intersect the seventh line of said conveyance to Wagner, thence reversely with a part of the seventh and sixth lines in said conveyance, (3) North 70° 05' 30" East 79.15 feet and (4) North 18° 03' 10" East 89.68 feet to intersect said southeast right of way line of I-95, thence binding thereon, (5) North 7° 12' 22" East 7.50 feet, (6) North 52° 25' 25" East 96.90 feet and (7) North 69° 55' 13" East 144.10 feet to intersect the aforesaid 6th line of the conveyance to Wagner, thence reversely with a part thereof, (8) North 18° 03' 10" East 89.68 feet to the south side of the Dunbar Plat as recorded aforesaid in Plat Book W.P.C. No. 3, folio 175, thence reversing the first line of the aforesaid conveyance are binding on the Dunbar Plat, (9) South 10° 57' 50" East 144.17 feet to an iron pipe heretofore set in the third line of the parcel of land which by deed dated April 10, 1965 and recorded aforesaid in Liber W.L.R. No. 4445, folio 119 was conveyed by Roy C. Roget, Sr. and Dorothy M. Roget, his wife, to Board of Education of Baltimore County, thence binding on a part of said first line and with the second line of the parcel of land which by a deed dated April 23, 1952 and recorded aforesaid in Liber G.L.S. No. 2107, folio 203 was conveyed by George L. Wadley and Mildred A. Wadley, his wife, to Charles H. Doring, (10) South 18° 21' 30" East 169.00 feet to the northeast corner of Lot No. 1, Section 1, Vista Manor as recorded aforesaid in Plat Book G.L.S. No. 22 folio 175, thence binding on the outline of said plat, (11) South 17° 21' 12" East 97.46 feet, (12) North 18° 10' 10" East 186.10 feet, (13) North 19° 51' 30" East 83.00 feet, (14) South 68° 09' 12" East 130.03 feet, (15) South 67° 08' 29" East 50.02 feet and (16) South 68° 11' 12" East 164.32 feet to intersect said first line in the conveyance to Wagner thence reversely with a part thereof, (17) North 18° 10' 10" East 130.41 feet to the place of beginning.

Containing 1.257 acres of land more or less.

Being a part of the parcel of land which by a deed dated August 7, 1961 and recorded among the Land Records of Baltimore County in Liber W.L.R. No. 3881 folio 69 was conveyed by John H. Kewsey, et al., to Harry M. Wagner and Grace L. Wagner, his wife.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. CHARLES ST.
TOWSON, MARYLAND 21204

JAMES E. DYER
Chairman

MEMBERS

BUREAU OF
ENGINEERING

BUREAU OF
TRAFFIC ENGINEERING

BUREAU OF
FILE PRESENTATION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

October 15, 1968

Manley F. Gately, Esq.,
233 Equitable Building
Baltimore, Maryland 21202

SUBJECT: Item 78

Type of Hearings: Reclassification from an R-6 to an RA zone. Location: SE side of I-95, 300' north of Potomac Avenue. District: 13th. Petitioners: Sanford Land Company. Committee Meeting of Oct. 8th, 1968.

Dear Mr. Gately:

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

The subject property consists of 7.3 acres and is bounded on the northwest by the proposed I-95 Expressway, on the south by the Vista Manor subdivision, and on the east by the proposed Halethorpe Elementary School site. The property is hilly and extensive grading will apparently be required prior to any development.

This property was presented to the Joint Subdivision Planning Committee on July 24th, 1968. Upon reviewing the proposed development plan, the Committee requested minor road changes, a grading and storm drain study, and indicated that water restrictions existed within this zone and at the present time no public extensions are permitted. They requested that the developer's engineer resubmit the subdivision and resubmit the plan for another review.

The Zoning Committee would add the following comments to the above:

Public water exists on the submitted plans; however, Baltimore City has placed a restriction on the development in this area due to the frequency of the existing systems in this zone of service. Therefore,

- Page 2 -

Manley F. Gately, Esq.,
233 Equitable Building
Baltimore, Maryland 21202
Item 78

October 15, 1968

development of this site must await construction of improvements which will eliminate the problem presently existing in the area.

The only access to the subject property is via Woodside Avenue to Ridge Avenue, or Baltimore Avenue. Both streets are 24 ft. wide. Woodside Avenue has "parking prohibited" on both sides; Baltimore Avenue has "parking permitted" on both sides. Both streets are conducive only to minor residential traffic because of these characteristics. RA type zoning would present problems on these streets.

If the property were to be developed as R-6 it would produce 16 children. If it is to be developed as RA it would produce 42 children. Since Halethorpe Elementary School is presently under capacity this would not present any problem at this time.

The building or 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 as of the date on the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES E. DYER, Chairman

JED:JD

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 1, 1968

FROM: George E. Gwinn, Director of Planning

SUBJECT: Petition # 69-107-R, Reclassification from R-6 to R-A Zone. Southeast side of U.S. Route I-95 and 125 feet North of Arbutus Avenue. The Sanford Land Company, Petitioners.

13th District

HEARING: Thursday, November 14, 1968 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning has been advised by the Zoning Administration Division that hearing of the subject petition has been postponed. We will, therefore, offer no comment on this time.



GEG:bms

REVIEWED BY THE BALTIMORE COUNTY JOINT SUBDIVISION PLANNING COMMITTEE

JULY 24, 1968

VISTA MANOR ADDITION

Developer - Morton Macks, 5820 Southwestern Blvd., Balto., Md. 21227
Engineer - James Spamer & Assoc., 8017 York Rd., Towson, Md. 21204
District - 13
Location - S/S of I-95, E of Fennell R. R.
Lot Type - R-6 No. of Lots: 16 No. of Acres: 5.02
Facilities - Contemplated: Water & Sewer

Representatives Present:

Representing Developer: James Spamer
Representing Developer's Section: Edward A. McDonough
Harris Sialowits

The Developer presented a 200-scale plan of the proposed subdivision located south of I-95, west of the proposed Halethorpe Elementary School site, and north of the existing Vista Manor subdivision. The Committee reviewed this plan and made the following comments:

The construction of I-95 would bisect Welchill Road; therefore, the portion of Welchill Road adjacent to the subdivision is proposed by the State Roads Commission to be extended to connect to Northside Avenue. The Committee proposed that Claridge Road be extended to connect to Welchill Road extension under contract by the State Roads Commission. The layout should be resubmitted. It was suggested that the narrow parcel of land to the east or between this property and the Welchill Road extension be purchased.

Public sewer is available for the existing sanitary sewer within this property.

Public water exists within Claridge Road. Restrictions exist within this zone and, at the present time, no public extensions are permitted.

A grading study and a storm drain study will be required for this subdivision.

The Developer's Engineer, after restudying this subdivision, should resubmit this plan to the Committee for another review.

TELEPHONE
823-7000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 60717

DATE Nov. 29, 1968

MAILED

Zoning Dept. of Balto. Co.

TO: The Sanford Land Co.
235 Equitable Building
Baltimore, Md. 21202

DELIVER TO ACCOUNT NO. 01-622

QUANTITY

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT

\$50.00

COST

Advertising and posting of property

NOV-27-SPN

\$50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE
823-7000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 56356

DATE Oct. 21, 1968

MAILED

Zoning Dept. of Balto. Co.

TO: Lurry Realty Co.
235 Equitable Building
Baltimore, Md. 21202

DELIVER TO ACCOUNT NO. 01-622

QUANTITY

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

TOTAL AMOUNT

\$50.00

COST

Petition for reclassification for The Sanford Land Company

NOV-27-SPN

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR
RECLASSIFICATION
BALTIMORE COUNTY, MARYLAND

FORWARD: FROM NO. 10, W.A.

LOCATION: Southwest side of

U.S. Route 1-323 feet North of

Wetzel Avenue, Towson, Md.

NOVEMBER 14, 1968 at 11:00

A.M.

PUBLIC HEARING: Room 136,

County Office Building, 111 W.

Chesapeake Avenue, Towson,

Maryland

Presented by: R.A.

Adopted by: R.A.

Approved by: R.A.

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Approved by: R.A.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. November 14, 1968

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 one consecutive weeks before the 14th day of November, 1968, the first publication day of November, 1968, the first publication appearing on the 24th day of October, 1968.

THE TIMES

John A. Martin

Cost of Advertisement \$ 4.50

Purchase Order P-2504

Registration No. Z 8872

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Sanley F. Stetley, Esq.,
235 Equitable Building
Baltimore, Maryland 21202

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

Your Petition has been received and accepted for filing this

8th day of October, 1968.

John G. Rose,
Zoning Commissioner

Petitioner/The Sanford Land Company

Petitioner's Attorney, Sanley F. Stetley, Esq., Reviewed by

Chairman of
Advisory Committee

THE JEFFERSONIAN

1968

appearing on the 24th day of October, 1968, the first publication

day of November, 1968, the first publication

of one issue, the first publication

and published in Towson, Baltimore County, Md. once in each

published in THE JEFFERSONIAN, a weekly newspaper printed

THIS IS TO CERTIFY, That the annexed advertisement was

TOWSON, MD. October 24, 1968.

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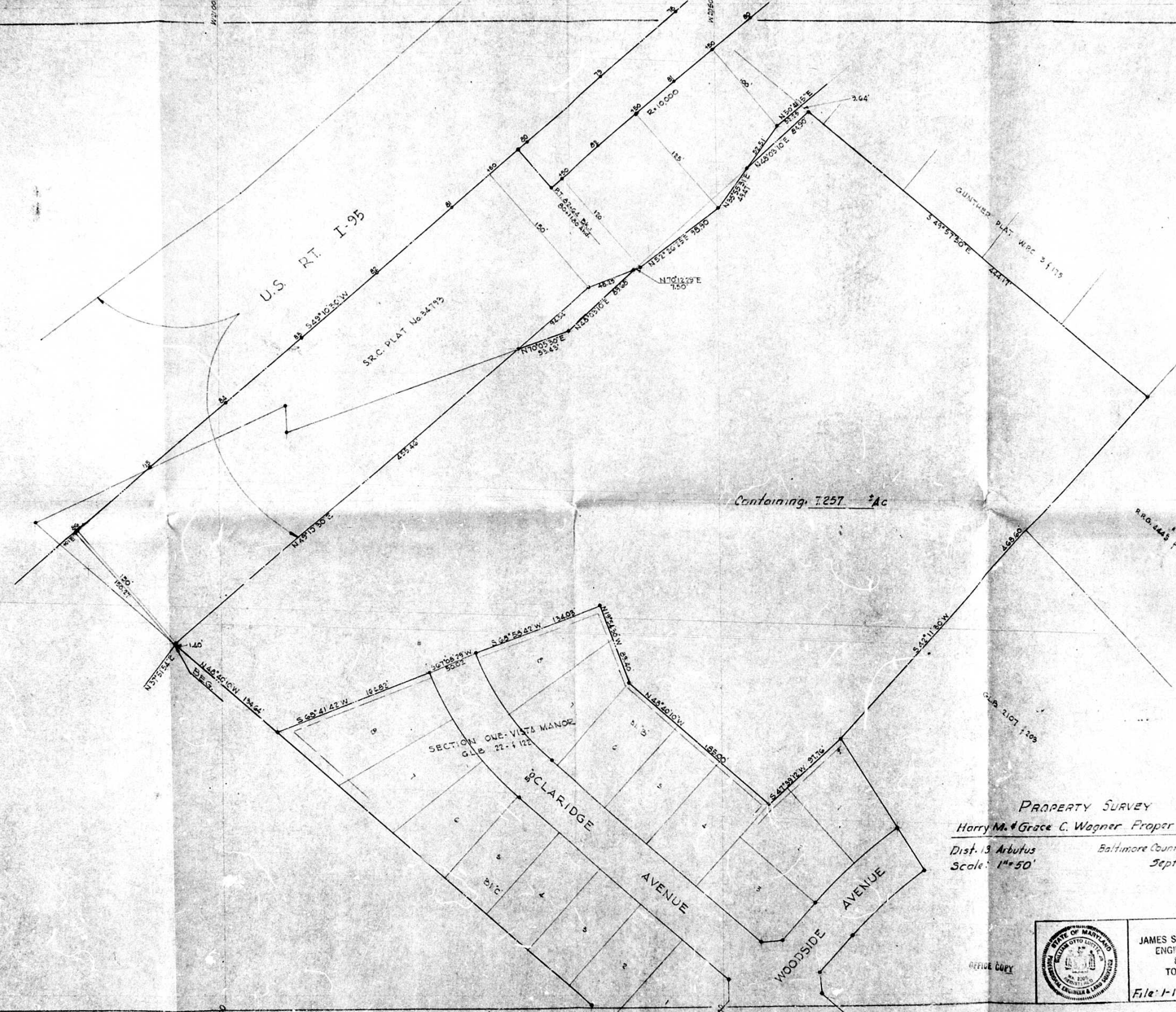
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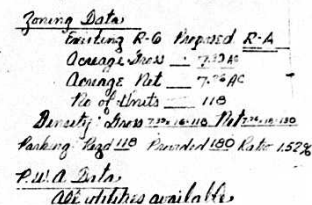
Containing 7.257 ± Ac

PROPERTY SURVEY
Harry M. & Grace C. Wagner Property
Dist. 13 Arbutus
Scale: 1"=50'
Baltimore County, Maryland
Sept. 6, 1968

OFFICE COPY



JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
TOWSON, MD. 21204
File: 1-1084



For Ma Martin Works 5870 Southwestern Blvd. 211 27
 Arbutus Dist. 13 Laito Co. Maryland
 Scale: 1" = 50' D.S.: Sept 16, 1968

RA

SCALE: 1"=50' DATE: Sept. 16th, 1968