RE: PETITION FOR RECLASSIFICATION from R-10 and R-20 zones to out R-A zone Sc corner Central and St. Poul Avenues 4th District Robert L. Delirick, publishers REFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY No. 69-233-R

> 1111111,11111111111111 ORDER OF DISMISSAL

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Petition of Robert L. Deitrick for reclassification from R-10 and R-20 zones to an R-A zone on property located on the southeast corner of Central and St. Paul Avenues. in the Fourth Election District of Baltimore County.

WHEREAS, in open hearing before the Board of Appeals on January 19, 1971 and prior to the taking of any testimony, the attorney for the petition dismissed the appeal taken on behalf of the petitioner-appellant in the above entitled

IT IS HEREBY Concern this 20th day of January, 1971 that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

ZOWING DESCRIPTION B-10 to RESIDENTIAL APARTMENTS

BRITHING for the mass at the point formed by the intersection of the center of Castral Arems with the center of Ca. Fall Aremse said point of beginning being at the beginning of the fifth line of that track if I land with by dead dated February II, 1946 in 1967 SEC 2-D

BENO part of that tract of lend which by deed dated February 21, 1964, and recorded among the Land Records of Saltimore County in Liber M.H.J. No. 269 foils 239 etc. was conveyed by John C. Cockey, et al to inchest Les Detrich.

February 21. 19/8

Valle Valle DAVID W. DAMAS IS

#69-2332

MAP

#4

NW-16-1

ZON ING DESCRIPTION

R-20 TO FASIDENTIAL APARTMENTS

BEDUNITIO for the same in the center of St. Faul Avenue at a peint distant 550,000 feet north 45 degrees 16 minutes east from the center of Central Avenue, scid point of beginning being in the fifth line of that truck of Land which by deed dated February 21, 1064 and recorded same; the Land Recorde of Beltiance County in Liber Na.15, No. 4259 foils 200 etc., was conveyed by John 0. Codby, et al. to Robert Lee star of Said 15. Faul Avenue north 50 degrees 50 minutes can 114.50 feet, thence minutes with and part of the first line of yaid deed the ty following corress and tissues south 43 degrees 65 minutes seem 450.71 feet and south 51 degrees 15 minutes west 361.75 feet to the visition in the Spiren No.10 and Hollowing in the Said March 15 degrees 15 minutes west 361.75 feet to the visition in the Spiren No.10 and Hollowing in the Said March 15 degrees 15 minutes west 365.75 feet to the place of beginning.

CONTAINING 3.17 acres of land more or less.

BEING part of that tract of land which by deed dated February 21, 1964 and recorded among the Land Records of Rultmore County in laber 4.8.7 . No. 4289 follo 209, etc. was conveyed By John O. Pockey, et al to Robert Lee Betrich E.



\$69-223K

BALTIMORE COUNTY, MARYLAND

TO Mr. John G. Rose, Zoning Commissioner Date April 18, 1969

FROM George E. Gavrelis, Director of Planning

JECT Petition 69-233-R. Reclassification from R-10 and R-20 to R.A. Zone.

4th District

FOR FILING

ORDER RECEIVED

Tuesday, April 29, 1969 (10:30 A.M.) HEARING:

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 to R.A. zoning. It has the following advisory comments to make with respect to pertinent planning factors:

- The Planning staff notes that the subject property is completely surrounded by zoning classifications which allow lingle family residences. It appears that creation of apartment zoning here would create land use potentials for the subject property which are not in conformity with a comprehensive plan for the area no in hormony with those of adjocent properties.
- The Planning staff takes note of the comments of the Board of Education The Planning staff takes note of the comments of the Board of Education regarding the present overcrowding of elementary schools in the area and their comment that any increase in student yields would commound an alread severe condition. The Planning Board recommended in its proposed capital program that a new Clyudon Elementary School be scheduled for construction in fiscal 1971–1972. If implemented the school could not be ready for in fiscal 1971–1972.
- The Planning staff takes additional note of comments by both the bureau of engineering and the traffic department regarding the conditions of substands consibility to the subject property.

GEG:bm

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OF FICE BLDG 191 V. Cless, est. Ave. Towner, Maryland 2120s

69.233

3-6

Oliver L. Hyers

MEMBERS BUREAU OF

BUREAU OF TRAFFIC ENGINEERING STATE ROADS COMME

BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT

PROJECT PLANNIN PUILDING DEPARTMEN BOARD OF EDUCATION ZONING ADMINISTRATE INDUSTRIAL DEVELOPMENT

Fred E. Waldrop, Esq. Masonic Building Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an R-10 and R-20 zone to an From an A-LO RA zone Location: HE/S Central Ave., 250' ± MM of Bond Avenue Ath District Petitioner: Robert !, Deitrick Committee Heeting of Norch 26, 1969

April 15, 1969

Dear Sirs

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

Subject property lies on the southeast side of St. Paul Avenue and the southeast side of Central Avenue. The property surrounding subject, property are presently improved with one to two story atbestos shingle dwellings, all in good reppire. No corb and gutter exists along any of the right of ways which bound the subject property at the present lies.

BUREAU OF ENGINEERING:

Routes to site are substandard and inadequate.

Central Avenues

Substandard or existing or proposed zoning A 40 ft. curb and gutter cross-section on a 60-ft, right-of-way would be required for either classification.

St. Paul Street:

Substandard 8 ft. paved lane. Improvements as proposed

Fred E. Waldrop, Esq. Masonic Building Towson, Maryland 21204 Item 229

April 15, 1969

would require the razing of 4 existing residential dwellings. A 50 ft. right-of-way would be adequate for lesser densities.

Offsite rights-of-ways would be necessary.

Water:

A 720 ft. ± extension in Central Avenue would be necessary to

Sewers

Public facilities exist some 700 ft, ± offsite. The extension, 1,100° ±, as proposed would require construction 15 ft, to 20 ft, deep in the intersection of Central and Bond Avenues.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring co

BUILDING ENGINEER'S OFFICE:

Must meet all Baltimore County Building Code regulations.

This is an area of high density with constr. tion going on at this time and also for some time to come. The Franklin Elementary School which sorvices this area is approximately 150 yould sover its capacity. With mesont zoning, an ultimate yield mould be roughly 9 students will be a zoning change could ultimately range from 20 to 61 students. Needlest to say, an increase in student yield would only compound an already severe condition.

FIRE DEPARTMENT:

Owner shall be required to comply to all Fire Department regulations when plans are submitted for approval.

BUREAU OF TRAFFIC ENGINEERING:

Central Avenue is 16 ft. wide and St. Paul Avenue is only 8 ft. wide. These widths are not adequate for apartment traffic.

HEALTH DEPARTMENT:

Public water and severs are proposed to serve the site.

Fred E. Waldrop, Esq. Masonic Building Towson, Maryland 21204 Item 229

April 15, 1969

HEALTH DEPARTMENT: (Continued)

Air Pollution Comments: 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, Saltimore County Department of Health.

<u>Public Swimming Pool Comments:</u> Prior to approval of a public pool on this site, two complete sets of plans and specifications of the pool and bathhouse must be submitted to the Baltimere County Department of Health for review and approval.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed This petition is accepted for filing on the date or the encrosed filing certificate. Notice of the hearing date and lime, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

OLIVER L. MYERS, Chairman

Pursuant to the advertisement, posting of preperty, and public hearing on the above petition and the above Reclassification should be had; and it further appearing that by reason of-Pursuant to the advertisement, posting of property and public hearing on the above petition ing that by moreous with that the map, is not in error and the changes..... mentibaed by the petitioner, are not sufficient to warrant resoning the 69.233 R 3 SigNS CERTIFICATE OF POSTURE Rechassitication. Petitioner & Sectional Control & St. Paul Betters
Location of property Sections Control & St. Paul Betters Location of Signe () : 450' E. 2. 250' Net Central Hozar St. of Stland Here
(3) - 100' Sof Stland Aus on Misof Central Here. Posted by Date of return: 4-17-69..... 2 8igns 0 69.233-2 Date of Posting 6-5-69

petitioner P. L. Seitrick
Location of property SELERY CENTRAL & ST PAUL HURS

Location of Signs: 175" Selfthan five on 36/5 of Gentral Aug.

350" Explaint Hes on Short St. Paul Aug.

Remarks:

Posted by Signston

Separtor

Date of return. 8-12 6.

Date of return. 6-12-68

OFFICE OF OCOMMUNITI LIMES RANDALISTOWN, MD. 21133 April 17 THIS IS TO CERTIFY, that the annexed advertisement of STROMBERG PUBLICATIONS. Inc. By Rett morgan

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 2120

Cost of appeal - property of Robt, L. Deitrick

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

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

Be. 62191

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TOWSON, MD......APR 10.1969 19

THE JEFFERSONIAN

CERTIFICATE OF PUBLICATION

appearing on the 1015 day of Auril

LEPHON 23-3000 XT. 367	BALTI 'ORE COUNTY, MARY AND		52132 11 9, 1969
To:	Namey Order 87-215522	itime Co	
DEPOSIT TO	ACCOUNT NO. 01-522 RETURN THIS "ORTION LITTH YOUR DETACH ALONG PERFONATION AND KEEP THE PORTION FOR YO	PEMITTANCE	\$50.00
9244 7	Politics for Bullowiffcestim for Behart Luttferlah 69-233-8		50.74
CA.			

