

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Claridge Tower Company
Joseph Meyerhoff and Thelma owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and 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-20 zone to an R-A zone for the following reasons:

For the reasons set forth on Exhibit A, annexed hereto and made part hereof.

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 Elevator Apartment Buildings.

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 of Baltimore County.

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 14, 1969

M. William Adelson, Esq.,
1035 Maryland National Bank Bldg.,
Baltimore, Maryland 21202

Oliver L. Myers
Chairman

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

RE: Type of Hearing: Re-classification from an R-20 zone to an R-A zone & Special Exception for Elevator Apartment Buildings. Location: SE/5 Slade Ave., 50' ± Exception S.W. of Park Heights Ave., 3rd District. Petitioners: Joseph Meyerhoff, Apt. Bldg., Committee Meeting of March 26, 1969. Item 228

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 following comments are a result of this review and inspection.

The property lies on the southeast side of Slade Avenue. At the present time it is improved with two very large two-story dwellings; one appears to be vacant; one appears to have one family living in it. The property to the north is improved with the Suburban Club Golf Course; to the west by a high rise apartment building that is presently under construction. To the east by the Baltimore City line, and to the south by a portion of the high rise apartment building and an apartment project which lies partially in the City and partially in the County. The frontage of the site along Slade Avenue at the present time is not improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Access to this site shall be from Slade Avenue, an existing road, which shall be improved under the Capital Improvement Program with a 48 ft. combination curb and gutter and macadam paving section on a 70 ft. right-of-way.

Storm Drains:

The existing storm drain system within Slade Avenue is undersized and overloaded at present.

- Page 2

April 15, 1969

M. William Adelson, Esq.,
1035 Maryland National Bank Bldg.,
Baltimore, Maryland 21202
Item 228

Storm Drains: (Continued)

In accordance with the drainage policy for this type development, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

The Developer must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Developer.

Any regrading of this site may require a siltment control plan.

Sanitary:

Public sanitary sewerage is available to serve this property from the existing 12" sanitary sewer in Slade Avenue, as shown on Drawing #26-325, A-10.

Water:

Public water is available to serve this property from the existing 20" water main in Slade Avenue, as shown on Drawing #26-1430, A-4.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site-planning factors requiring comment.

BUREAU OF TRAFFIC ENGINEERING:

As R-20 the subject site will generate 80 trips per day, while as R-A, 450 trips per day.

Slade Avenue presently has a volume of 5400 vehicles per day.

FIRE DEPARTMENT:

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

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

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April 15, 1969

M. William Adelson, Esq.,
1035 Maryland National Bank Bldg.,
Baltimore, Maryland 21202
Item 228

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, Baltimore County Department of Health.

Public Swimming Pool Comment: 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 Baltimore County Department of Health for review and approval.

BOARD OF EDUCATION:

Since high rise apartments yield very few elementary school age students the change in zoning would have very little effect on the school population.

BUILDING ENGINEER'S OFFICE:

Must meet all Baltimore County Building Code regulations.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, 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.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD

Enc.

CERTIFICATE OF PUBLICATION

TOWSON, MD. APR 17 1969

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... day of... 19... day of... 19... appearing on the... day of... 19...

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

OFFICE OF THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 April 23, 1969

THIS IS TO CERTIFY, that the annexed advertisement of John G. 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 week before the 23rd day of April, 1969 that is to say, the same was inserted in the issue of April 17, 1969.

STROMBERG PUBLICATIONS, Inc.

By: *Paul Morgan*

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION

RECLASSIFICATION FROM R-20 TO R-A. SPECIAL EXCEPTION FOR ELEVATOR APARTMENT BUILDINGS.

LOCATION: Southeast corner of Slade Avenue, 50 feet west of Park Heights Avenue, 3rd District.

DATE & TIME: WEDNESDAY, MAY 7, 1969 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chase Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for Special Exception for Elevator Apartment Buildings, on the southeast corner of Slade Avenue, 50 feet west of Park Heights Avenue, 3rd District, on the date and at the time and place above stated, to receive and consider the petition and to receive and consider the testimony of the petitioner and of all persons who may appear and to make a decision thereon.

Notice of the hearing date and time, 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.

Very truly yours,

JOHN G. ROSE, Zoning Commissioner of Baltimore County

PL MATZ, CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS

1000 University Bridge Rd., Baltimore, Md. 21204, Tel. 683-6900

DESCRIPTION

4.0813 ACRE PARCEL, #1 AND #3 SLADE AVENUE, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR "R-A WITH SPECIAL EXCEPTION FOR ELEVATOR APARTMENTS".

Beginning for the same at a point on the southeast side of Slade Avenue, at the distance of 35 feet, more or less, as measured southeasterly along the southeast side of said Slade Avenue from the northwest end of a fillet curve which connects the southeast side of said Slade Avenue with the southwest side of Park Heights Avenue, running thence binding on the southeast side of said Slade Avenue, six courses: (1) southwesterly, by a curve to the right with the radius of 2789.42 feet, the distance of 289.42 feet, (2) southwesterly, by a curve to the left with the radius of 746.06 feet, the distance of 2.53 feet, (3) S 70° 06' 25" W - 134.82 feet, (4) southwesterly, by a curve to the left with the radius of 492.00 feet, the distance of 55.87 feet, (5) southwesterly, by a curve to the left with the radius of 746.06 feet, the distance of 113.50 feet and (6) S 53° 05' 55" W - 50.06 feet, thence three courses: (7) S 36° 43' 15" E - 448.68 feet, (8) N 49° 27' 30" E - 225.72 feet and (9) N 17° 54' 25" E - 473.49 feet to the place of beginning.

Containing 4.0813 acres of land.

PPK:mpd J. G. Rose February 20, 1969

Water Supply & Sewerage & Drainage & Highways & Structures & Etc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 23, 1969

FROM: George E. Corvelli, Director of Planning

SUBJECT: Petition #69-240-RX. Re-classification from R-20 to R-A. Special Exception for Elevator Apartment Buildings. Southeast side of Slade Avenue 35 feet west of Park Heights Avenue. Joseph Meyerhoff, et al, Petitioners.

3rd District

HEARING: Wednesday, May 7, 1969 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-20 to R-A, zoning together with a Special Exception for elevator apartments. In light of the commitments to apartment zoning already existing on the south side of Slade Avenue, the Planning staff feels that apartment zoning on the subject parcel also is appropriate. We like the concept of an elevator apartment house which preserves the open and wooded character of the site as contrasted with garden apartment development which would crowd the ground surface. If granted, this granting should be conditioned on no more than the 32 units as shown on the petitioner's site plan.

GEG:bms

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

To: M. William Adelson, Esq., 1035 Maryland National Bank Building, Baltimore, Md. 21202

Invoice No. 62195 DATE: May 5, 1969

REPORT TO ACCOUNT NO. 62-622

Advertising and posting of property for Joseph Meyerhoff, et al #69-240-RX

62.00

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

INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

To: The Whiting-Tyler Contracting Co., 6829 N. Charles Street, Baltimore, Md. 21222

Invoice No. 62150 DATE: April 15, 1969

REPORT TO ACCOUNT NO. 62-622

Petition for Re-classification & Special Exception for Joe Meyerhoff #69-240-RX

50.00

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

6-23-70

W. William Adams, Esq.,
1000 Maryland Division Road, Suite 200,
Baltimore, Maryland 21202

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

20th day of March, 1969

John G. Rose
JOHN G. ROSE,
Zoning Commissioner

Petitioner: Joseph Meyerhoff

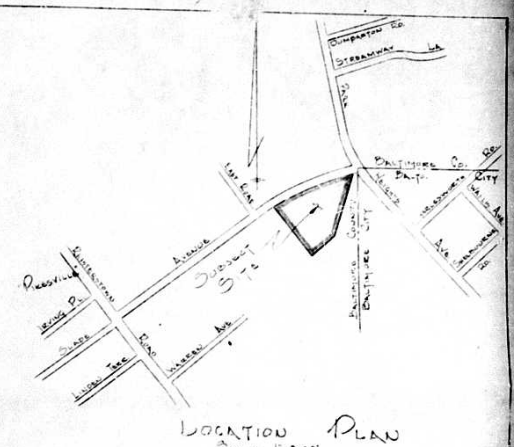
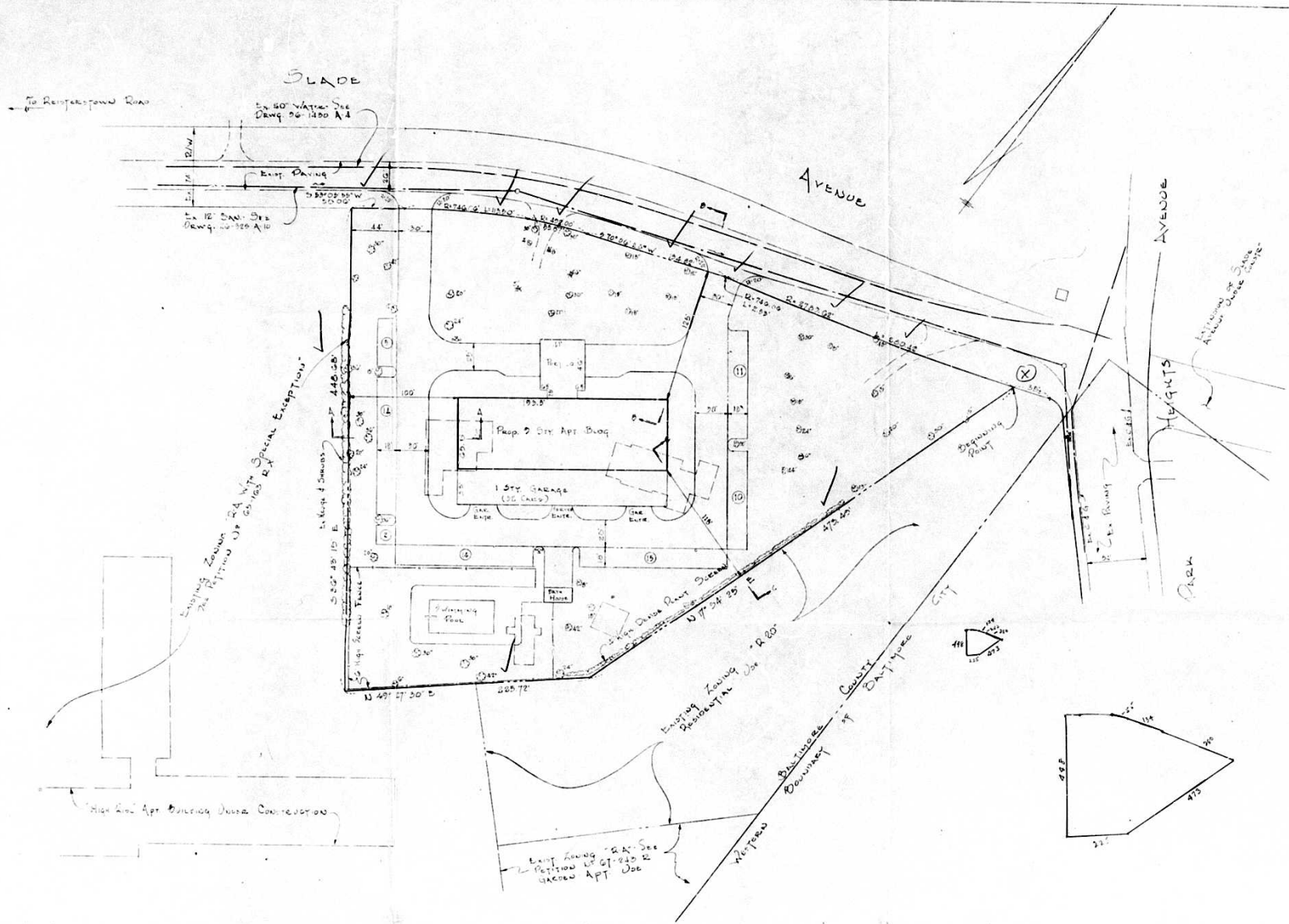
Petitioner's Attorney: William Adams

Reviewed by

Oliver L. Myers
Chairman of
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 4-17-69
Posted for: Recreation, Amusement & Service
Petitioner: J. Meyerhoff
Location of property: 5624 of State Ave. 33 Wap. Park Heights Ave
Location of Sign: (2) #1 State Ave (2) #3 State Ave
Remarks: _____
Posted by: William Adams Date of return: 4-24-69



- GENERAL NOTES**
1. AREA OF PROPERTY EQUALS 4.0015 ACRES
 2. EXISTING ZONING OF PROPERTY "R-20"
 3. EXISTING USE OF PROPERTY "RESIDENTIAL USE"
 4. PROPOSED ZONING OF PROPERTY "RA WITH SPECIAL EXCEPTION"
 5. PROPOSED USE OF PROPERTY "ELEVATOR APARTMENTS"
 6. DENSITY CALCULATIONS:
 - A. GROSS AREA EQUALS 4.01 ACRES
 - B. AREA IN R/W'S & PROPOSED WIDENING EQUALS 4.000 ACRES
 - C. NET AREA EQUALS 4.00 ACRES
 - D. NUMBER OF APT. UNITS ALLOWED EQUALS 32
 - E. NUMBER OF APT. UNITS PROPOSED EQUALS 32
 - F. GROSS RESIDENTIAL DENSITY EQUALS 7.03
 - G. NET RESIDENTIAL DENSITY EQUALS 7.04
 7. OFF-STREET PARKING:
 - A. REQUIRED PARKING EQUALS 32 UNITS
 - B. PROPOSED PARKING EQUALS 100 UNITS (32 IN GARAGE, 68 OUTSIDE)
 8. EXISTING STRUCTURES ON SITE TO BE DEMOLISHED
 9. EXISTING ENTRANCES & DRIVEWAYS ON SITE SHALL BE REMOVED
 10. EXISTING TREES (WHICH REMAIN) SHALL BE SAVED TREES SHOWN WITH NUMBER ALONG SIDE ARE THOSE TO BE RETAINED
 11. SLADE AVENUE SHALL BE IMPROVED WITH CURB & GUTTER & 30' OF PARKING REQUIREMENT STUDIES ARE NOW BEING MADE BY BUREAU OF ENGINEERING

#69-240RX

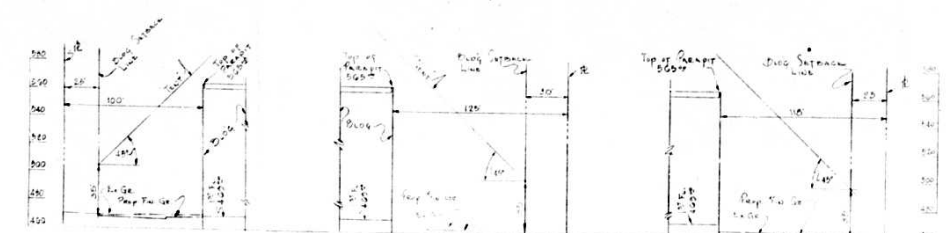
OFFICE COPY

MAP #3

SEC. 2-C

NW-7-E

RA-X



SECTION "A-A" SECTION "B-B" SECTION "C-C"

Scale: 1 inch = 10 feet

MATZ, CHILDS & ASSOCIATES
1020 BRIMBLE BRIDGE ROAD
BALTIMORE, MARYLAND 21204

NO. 60 DRAWN BY: [Signature] CHECKED BY: [Signature]

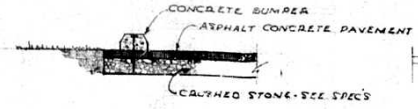
25100 C.L.S. PL

PLAT TO ACCOMPANY PETITION
RECLASSIFICATION & SPECIAL EXCEPTION
OF PROPERTY AT
N. 1 & N. 3 SLADE AVENUE
ELECTION DISTRICT 3 BALTIMORE COUNTY, MD.
JAN. 1960

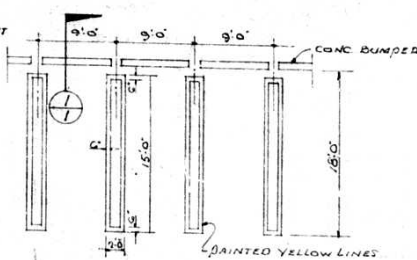




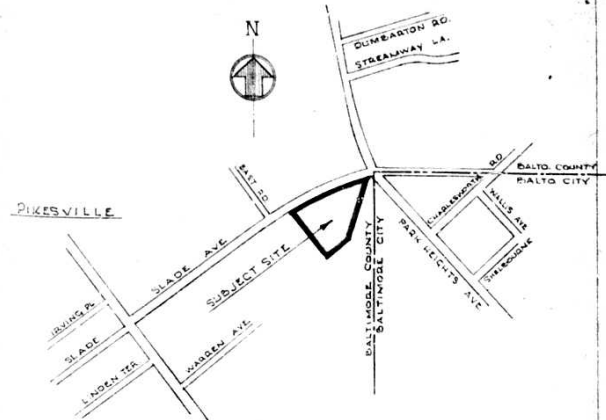
1. TYPICAL SECTION THRU PAVEMENT @ BUMPER 1/4" = 1'-0"



2. TYPICAL PARKING LAYOUT



NOTE: APPROXIMATE LOCATION OF R.O.W. & SET BACKS TO BE DETERMINED BY BALTIMORE COUNTY BUREAU OF LAND ACQUISITION.



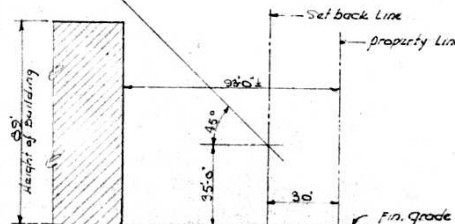
LOCATION PLAN Scale: 1/4" = 50'

GENERAL NOTES

1. PROPERTY ZONED "R-A" WITH SPECIAL EXCEPTION UNDER "C9-740 RX."
2. PROPOSED USE OF PROPERTY: ELEVATOR APARTMENT. NUMBER OF APT UNITS PROPOSED: 52. NUMBER OF APT UNITS ALLOWED: 92.
3. NET ACREAGE EQUALS 4.08 ACRES. GROSS ACREAGE EQUALS 4.31 ACRES. GROSS RESIDENTIAL DENSITY EQUALS 864. NET RESIDENTIAL DENSITY EQUALS 555.
4. OFF-STREET PARKING. REQUIRED PARKING SPACES: 52. PROPOSED PARKING SPACES: 49. MIN. SIZE 8'6" x 20'.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 7/24/76
BY *[Signature]*
DATE 7/24/76

PLOT PLAN Scale: 1/4" = 30'



FRONT & REAR SETBACKS (TENT) Scale: 1/4" = 30'

SCALE: 1/4" = 30'

THIS PROPOSED BUILDING IS DESIGNED IN ACCORDANCE WITH THE BALTIMORE COUNTY BUILDING CODE

SURVEY DATA TAKEN FROM PLAT BY MATS, CHILDS & ASSOC., DATED FEB 23, 1969 JOB #08160

ONE SLADE APT'S.

MICROFILMED

NEUMAYER & FOUTZ ARCHITECTS 1711 N. PENNSYLVANIA AVE. BALTIMORE, MD 21204	
DATE	7/24/76
REVISIONS	
ONE SLADE APARTMENT BLDG ONE SLADE AVE BALTIMORE CO. MARYLAND	
JAMES R. FOUTZ, ARCHITECT JAMES R. FOUTZ ARCHITECTS ONE SLADE CORPORATION 300 N. W. 1ST ST. BALTO MD MAY 15, 1970	