#69-257RX PETITION OR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF SALTIMORE COUNTY:

t, or we Broadview Realty, Inc., legal owner, of the property situate in Balti-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

to me coming two of Balthore County, from an. R-10. ... tone to in a meaning two fallmore County, from an. R-10. ... tone the adoption R-A of the Zoning Map for the Ninth Election District of Baltimore County, the character and conditions of the area have so changed that aveclassification of Perlitioner's premises to an R-A Zone is justified, appropriate and in fact required under proper z-ning standards and principles. 2. There was error in adoption of the Zoning Map for the Ninth Election District of Baltimore County by virtue of its failure to make adequate provisions thereon for apartment uses in the neighborhood of the subject premises and reclassification of Perlitioner's property will remedy such error and serve to provide housing demanded and required by the public generally, with no adversa affect on neighboring properties.

See ettached description
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore

County, to use the herein described property, ie- elevator apartment buildings Properly is to be posted and advertised as prescribed by Zoning Regulations

Log..., agree to pay expenses of above re-classification and/or Special Exception advertising. posting setc., upon filing of this petition, and further agree to and are to be bound by the zoning and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimor BROADVIEW REALTY INC. President // Address 16 West University Parkway Addre John Leanes Hely Protestant's Attorney Jen by Bide, 44 N. C. Are Towner

1035 Maryland National Bank Building Address Baltimore, Maryland 21202

......, 1962 ..., 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 searing be had before in Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 21st

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DRCE

Hay 7, 1969

Broadview Reelty, Inc., MM/S of Locustvele Rd., 751.79' W. of Dulaney Vallsy Road 9th District

This office Las schodulad a hearing on the

The plats substitted by Whiteford, Falk & Plask, with Land Planning by Barnard H. Willemin, does not seen to supply the necessary information to consider your request for a Special Exception.

The only thing the plan shows is a specific co of property to be reclessified and a levent gerden type spertments, and no indication as tithis fits in with year ownerall plan for a tithis fits in with year ownerall plan for a to this and the adjoining property presently and EA with insected Ecception for allevator versume to till disc.

If you expect to accomplish enything in the scheduled hearing, I would suggest that you submit a plat that clarifies and explains exactly what your client wents to do.

Very truly yours,

JOHN G. ROSE, Zoning Commissioner

FROM T E OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASS CIATES, INC.
ENGINEERS
P.O. BOX 6628, TOWSON, MD. 21204 #71-179 EX

Description of Parce to be Rezoned fr R-10 to R-A Stoneridge 5.511 Acres +

NW/S of Dulaney

Locust Valley

PE.

Rd.

751

257-R3 W of 9th

9

10 le 24

Road, said point being North 73° 17" 37" West 135 feet, more or less, from the west side of Dulaney Valley Road, said point of beginning also being the southwes corner of Lot 6, Block 5 of a plat entitled "Plat No. 1, Dulaney Manor", dated February 24, 1950 and recorded among the Plat Records of Caltimore County in Liber G. L. B. 17, Folio 16 and running thence binding on the outline of said plat the five following courses, viz: first South 22° 16' 06" West 50.00 feet, second along a curve to the left with a radius of 635, 54 feet for a distance of 15,63 feet, said curve being subtended by a chord bearing South 68° 26' 10" East 15.63 feet, third South 20° 51' 35" West 95.77 feet, fourth South 8° 46' 49" West 106.71 feet and fifth North 52° 34' 59" West 307.14 feet; thence North 25° 27' 40" East 45.13 feet; thence along a curve to the left with a radius of 161.80 feet for a distance of 208.41 feet. said curve being subtended by a chord bearing North 11° 26' 18" West 194.29 feet: thence North 48° 20' 16" West 299.90 feet; thence North 41° 12' 21" East 279.96 feet to the southwest right-of-way line of the Baltimore County Beltway; thence binding on said southwest right-of-way line as shown on State Roads Commission of Maryland Right-of-Way Plats No. 10542 and 10543 the six tollowing described courses, viz; first South 34° 51' 41" East 116,66 feet, second southeasterly along a curve to the left with a radius of 240,00 feet for a distance of 22% 05 feet, said curve being subtended by a chord bearing South 62° 04' 58" East 219. 57 feet, third

Description of Parcel to be Rezoned from R-10 to R-A Stoneridge 5.511 Acres +

April 3, 1970 #71-179 RX

South 89° 18' 15" East 175.77 feet, fourth along a curve to the right with a radius of 60.00 feet for a distance of 95.03 feet, said curve being subtended by a chord bearing South 43° 55' 56" East 85, 40 feet, fifth South 6° 52' 50" East 104, 34 feet and sixth South 0° 48' 36" West 2.93 feet to the north line of Lot 4, Block 5 of said "Plat No. 1, Dulane, Magor", thence binding on part of said north line North 84° 23' 11" West 129, 19 feet; theyce binding on the west side of said Block No. 5 South 5° 36' 49" West 225, 84 feet to the point of beginning.

Containing 5.511 acres of land, more or less.



GEG:bms

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 1 1969 19. THIS IS TO CERTIFY, that the annexed advertisement was and published in Towson, Baltimore County, Md., once in each 19.69 the dest publication appearing on the lat. day of Lay

> THE JEFFERSONIAN. L. Leanh Streethon

Cost of Advertisement, \$...

CERTIFICATE OF PUBLICATION

BALL MORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date May 9, 1969

SUBJECT. Petition 19-227-PX, Reclaufication from R-10 to R.A. Special Exception for Elevator Apartment Buildings. Northwest side of Locustude Road 7.1.79 feet west of Duloney Valle, Road Broadview Realty, Inc. Petitioners.

HEARING: Wednesday, May 21, 1969 (2:00 P.M.)

It is the understanding of the Planning staff that the subject parcel is part of

as the understanding of the training stall mat the subject parcel is part of a larger tract now zoned for aportment purposes with 6 Special Exception for elevator aportments. Without having a recent proposal for the development of the balance of the tract or how the potentials for this total mad, would of the balance of the tract or how the potentials for this total mad, would others get it his subject petition were granted, the Planning staff final: it difficult to di

FROM George E. Gavrelis, Director of Planning

9th District

TOWSON UD April 9 THIS IS TO CERTIFY that the annexed divertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

1970 the first publication April

Cost of Ascertisement, \$.

BALTIMORE COUNTY, MARYLAND

NTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardusty, Zoning Commissioner Date May 25, 1970 FROM Mr. George E. Gavrelis, Director of Planning

SUBJECT Polition #69-257-RX
R-10 to R.A. zoning with Special Exception for Elevator Apartments

have today, at with Mr. Charles Stakes, representing a group of residents on locaturable Bood. Mr. Stakes has expressed concern relative to the total impact of parential against and expense and expense of the properties of the p

I request that any decision on Petition #69-257-RX be delayed pending the creation request that any decision on Petition 162-257-RX be delayed pending the creation of an over-all plan for the there pencels - existing, current, future reclassification Further, it appears that decision on fastilion 169-257-RX cought to be made at the same time decision is node on the appropriateness of reclassifying his remaining R-10 parcel which is identified as Item. *243 in the batch of esclassification cases now awaiting scheduling of hearings.

GEG:msh

ZONING: From R-19 to R.A. Zone. Pedition for Special Examplific for De-atter Apartment Scilling. LOCATION: NW/S Locustivale Rose 151.79 feet West of Dulaney Va. Saintpore County, will be hearing.
Present Zening: R.1s
Proposed Zening: d.A.
Petition for Special Ex Elevator Apariz and Bull All Inst pured of B Ninth District of Sainter.

appearing on the 9th day of April.

THE JEFFERSONIAN,

ant to the advertisement, posting of property, and public hearing on the above Peti t appearing that by reason of conformity with the new Land Use Mep. IT IS ORDERED by the Zoning Commissioner of Baltimore County this. Julie 198.71, that the herein described property or area should be and he same is hereby reclassified; from a R.10 Zone to R.A. and after the date of this order, subject to the approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning. Bureau of Fuence Services and the Office of Planning and Zonia, Further, by reason of failure to meet the requirements of Section 502. I of Baltimore County Zoning Regulations, the Special Exception for Elevator special Elevator sp MM/S of Locustvain Rd. Dulane/ Valley Ru. Coning Commissioner of IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... 751. 196.... that the above re-classification be and the same is hereby DENIEP and that the above described property or area be and the same is hereby continued as and 9thzor .; and/or the Special Exception for be and the same is hereby DENIED Zoning Commissioner of Baitimore County 6 F.0 MICROFILMED

OFFICE OF

TOWSON I MES TOWSON MD 21204 April 13 - 1970

THIS IS TO CERTIFY, that the unnexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for sae seeks before the 13th day of April 1970, that is to say, the sam was inserted in the issue of April 9, 1970.

STROMBERG PUBLICATIONS, Inc

By Level morgan

2 degres

#69-257-RX

CERTIFICATE OF POSTING MING DEPARTMENT OF BALTIMORE COUN

District 9H Date of Posting Skill - 30-69 Posted for Hearing Med May 21 " 1949 6 2166 Little Petitioner Broschlier Franky Dre Location of property: MULS & Forwstinle Bd. 151, 79' West & Dulany Yally But ocation of Signe Q. Costel ou Youal Let Jein Sulary Vally opt Date of return: May 21 1969. Posted by Mere / Juso

CERTIFICATE OF POSTING 69-257-RX DEPARTMENT OF BALTIMORE COUNTY Date of Posting Pul 9 1970 Posted for Harting Thursday gris 30 1970 @ has P. M. Petitioner Shored select Beatty Love Location of property: N.19/5. of Socustical Od 751, 29' West of Dulary Vally Rd. Lucleny opt Date of return 924 14 1970

BAI TIMORE COUNTY, MAPAILAND

OFFICE OF FINANCE

No. 62189

DATE April 29, 1969

DUPLICATE OFFE OF TOWSON IMES TOWSON, MD. 21204 Hay 7 THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose Zoning Commissioner of Baltimore County was inserted in THE TONSON TIMES, a weekly newspaper published in ore County, Maryland, once a week for One weeks/before the 7th day of May 19 69, that is to say, the same was inserted in the issues of May 1, 1969 STROMBERG PUBLICATIONS, Inc. Leal Morgan

M. William Adelson, Esq. 1035 Maryland National Bank Building Baltimore, Maryland 21202 Item 230

0

April 16, 1969

BUILDING ENGINEER'S OFFICE:

Nist meet all Baltimore County Building Code regulations.

BOARD OF EDUCATION:

The yield from a change to elevator apartments would have no great affect on our student population. A change to Garden Apt. would yield approximately 5 students while R-10 would yield about 2 students.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pellution Comments: Th: building or buildings on this site may be subject to registration and compliance with the Haryland State Health Air Pollution Control Egulations. Additional information may be obtained from the Division of Air Pollution, Paltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

The Project Planning Division has informed this office that revised has will be submitted; therefore, this office is approving the subject

Very truly yours.

OLM:JD Enc.

COURT HOUSE
TOWSON, MARYLAND 21204 IMPORTANT MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204 OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenu Towson, Maryland 21204 Your Petition has been received and accepted for filling this

Advisory Committee

LEPHONE 23-3000 (XY, 367	DIFFICE OF FINANCE Division of Collection and Recipts COUNTY HOUSE TOWNON, MARYLAND 21204 BY	DATE 22, 1969
	Dates Delice Zaning Dayle, of 12 tackington Area Dayle, of 12 tackington Area Dayle, of 212%	TOUT REWITTANCE SEASON
UANTITY	DETROIT TO THE PARTY OF THE PAR	
13/07/23	Accertising and posting of property for tread-law fivelty, in 869-257-MX	
5 9.7 5 20		

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYL

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 16, 1969

HIMBERS

BUREAU OF ENGINEERING

TATE POADS COMMISS

BUREAU OF HEALTH DEPARTMENT

PROJECT PLANNING BUILDING DEPARTMENT BOARD OF ELUCATION

ZONDIG ADMINISTRATI

DEVELOPMENT

BUREAU OF TRAFFIC ENGINEE

H. William Adelson, Esq. 1035 Haryland National Bank Building Baltimore, Müryland 21202

RE: Type of Hearing: Reclassification
from an R-10 yme to an PA zones Special
location: Jan's Locusteels Rd. Exception for
731 W. of Culmany Malley Rd.
9th District Broadwick Realty, Inc.
committee Meating of April 1, 1969
11cm 230

The Zoning Advisory Committee has reviewed the plans about ted with the above referenced puttion and has made in on site field inspection of the property. The following organization are result of this review and inspection.

comments are a result of this review and impaction.

The subject property is presently ingrowed with a two story stone dealling fronting on Locustive Road. The rest of the property is the improved with one and a laif story masory and frame deallings, 10 to 15 years, in excellent condition. The watermost side of the property is best of the story and frame deallings, 10 to 15 years, in excellent condition. The watermost side of the property, is best of his torn drain reservation along its entire the water of the story drain reservation along its entire to the story to the

BUREAU OF ENGINEERING:

Highways:

Access to this site shall be from Locustvale Road, which is an existing 30 ft. street on a 50 ft. right-of-way. This road will ultimately be widened to a 36 ft. curb and gutter and neadeds paying section on a 60 ft. ight-of-way along the frontage of this site.

- Fage 2 -

H. William Adelson, Esq. 1035 Maryland National Bank Building Baltimore, Maryland 21202 Item 230

April 16, 1969

In accordance with the drainage policy for this type development, the Applicant 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 outfail.

The Applicant is responsible for dedication of any additional storm rainage reservation to contain the 50 year design storm within the drainage reservati existing channel.

The Applicant is responsible for the cost of any rechanneling required to keep 50-year storm flows within the drainage reservation or easement provided.

The Applicant must provide necessary drainuse facilities (tom-orary or otherwise) to prevent creating any nuisances or damages to adjacent proporties, especially by the concentration of surface waters. Correction of any problem which may result, due to insurpory gradings or status drainings facilities, would be the full responsibility of the Applicant.

A sediment control plan will be required in connection with any regrading of this site.

Public water is available to serve this site from the existing 8" water main in Locustvale Road, as shown on Drawing 49-1333 (4).

Public sanitary sewerage is available to serve this site from the existing 8" sewer in Locustvale Road, as shown on Drawing 50-260 (1).

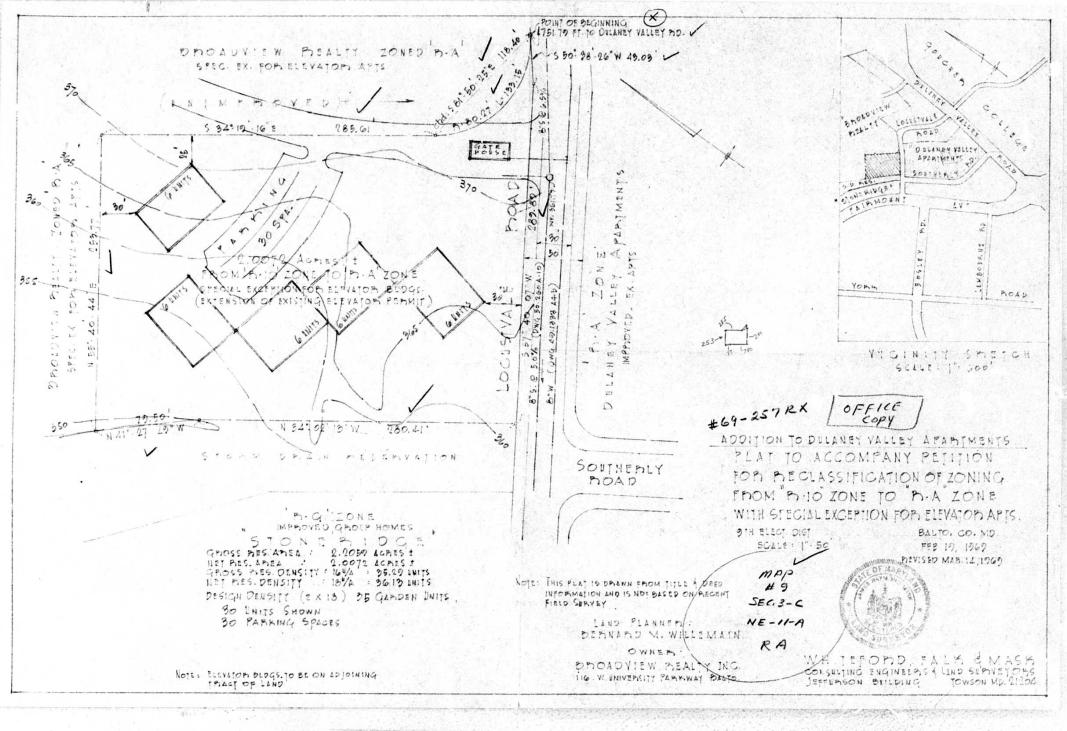
This plan should be held for an overall plan of the entire property.

BUREAU OF TRAFFIC ENGINEERING:

PROJECT PLANNING DIVISION:

Review of the subject site indicates the plan to meet the Baltimore County parking requirements. However, this is a minimum requirement and more spaces should be provided.

Owner shall be required to comply to all Fire Department regulations





COLLEGE GOUCHER #69-257 RX ONA YAAN BOUTE - 146 YENALUC VALLEY ROAD SWARTH MORE ROAD BUINTROVED RW A STATE OF SET SOS Parket I. Assert I. Despite State Office Off Sarajo Sarst. Constant Enter Design of the Constant C GEO WEST STATE TO THE STATE OF M. 90. 91. 256 (SL'SI . 7 +5 079 8 PROADVIEW REALTY RIG ZONE: (UNIMPROVED) 5.5106 Acres + 1 1 11: 11: ANOX CI.

DROADVIEW REALT, INC.
116 W. BINVERSITY PARAMAY
DALTIMORE, MO.

WHITEF CONSULING

WHITEFORD, FALLY & MASK
CONSULTING ENGINEERS & LAND SURVEYORS
JEFFERSON BUILDING TONSON, MO WAS

MICROFILMED