

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Hillendale Apartment Company, a Co-
I, or we, the undersigned, 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 NE-2C zone to an NE-2C
zone, for the following reasons:

1. Change in the character of the neighborhood.
See attached description
2. Error in original zoning
3. Such other reasons to be assigned at the time of the hearing.

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 of Baltimore
County.

Hillendale Apartment Company,
Contract purchaser, Legal Owner,
Address: 8201 Spilvortown Road
Baltimore, Maryland 21215
BY: [Signature]
President's Attorney
Address: 606 Loyola Federal Building
Towson, Maryland 21204
Zoning Commissioner of Baltimore County.

ORDERED BY The Zoning Commissioner of Baltimore County, this 25th day
of April, 1969, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out 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 Towson, Baltimore
County, on the 2nd day of June, 1969, at 10:00 o'clock
A.M.

- Page 2 -

John J. Bishop, Jr., Esq.,
606 Loyola Federal Building
Towson, Maryland 21204
Item 235

April 17, 1969

BUILDING ENGINEER'S OFFICE:

Must meet all Baltimore County Building Code regulations.

FIRE DEPARTMENT:

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

STATE ROADS COMMISSION:

This office has reviewed the subject plot plan and find that no direct
access is proposed to the State Highway, therefore, there will be no
requirement from the State Roads Commission.

ZONING ADMINISTRATION DIVISION:

In view of the comments by the Bureau of Traffic Engineering and the
Project Planning Division, this office is withholding a hearing date until
such time as revised plans are received in compliance with the above comments.

Very truly yours,

[Signature]
OLIVER L. MYERS, Chairman

DLH:JD
Enc.

E. F. RAPHEL & ASSOCIATES
Registered Land Surveyors
201 CONSUMERS AVENUE
TOWSON, MARYLAND

December 10, 1968
RESIDENCE: PRESCOTT LANE

OFFICE: VALLEY ROAD

DESCRIPTION: N. TO ZONING RE-CLASSIFICATION

BEGINNING for the same at a point located northerly 178'
along Loch Raven Blvd. from the intersection of Framewood Road
and easterly 40' from the eastern right of way line of Loch
Raven Blvd. said point being the southwest corner of an existing
building running thence and binding on the western side of the
existing building northerly 17' easterly 5' northerly 35 ft.
running thence through an existing party wall the two following
courses and distances: 1) easterly 17' 2) southerly 5' to
the south side of the existing building running thence and binding
on the south side of the existing building westerly 22 ft. to the
place of beginning.

CONTAINING 969 square feet of land more or less.

THE area above described being the basement only of 6609
Loch Raven Blvd., Hillengate View Apartments.

[Signature]
E. F. RAPHEL

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 17, 1969

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
M-1-1000

George E. GAVELLS
Director
John G. ROSE
Zoning Commissioner

John J. Bishop, Jr., Esq.,
606 Loyola Federal Building
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
from an R-A zone to an B1 zone
Location: NE/Cor. Loch Raven Blvd.
& Deenwood Road
9th District
Petitioner: Hillendale Apartment Co.
Committee Meeting of April 1, 1969
Item 235

Dear Sirs:

The enclosed departmental comments have been
compiled at the direction of the County Administrative
Officer. Their purpose is to make the Zoning Commissioner
aware of any development problems or conflicts resulting
from the petitioner's proposed development plan.

These comments represent facts and data assembled
by qualified County employees and subsequently approved
by their department heads. These are materials for
consideration by the Zoning Commissioner and can be
expected to have a great bearing on his decisions.

Sincerely yours,

[Signature]
JAMES E. DIER,
Zoning Supervisor

JED:JD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 17, 1969

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

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

John J. Bishop, Jr., Esq.,
606 Loyola Federal Building
Towson, Maryland 21204

RE: Type of Hearing: Reclassification
from an R-A zone to an B1 zone
Location: NE/Cor. Loch Raven Blvd.
& Deenwood Road
9th District
Petitioner: Hillendale Apartment Co.
Committee Meeting of April 1, 1969
Item 235

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 at the present time is improved with
three story brick apartments, which is a development
known as the Hillendale Gate Apartments Loch Raven Blvd.
and Deenwood Road at the present time are improved with
concrete curb and gutter.

BUREAU OF ENGINEERING:

Since all adjacent roads are improved and all utilities exist,
this office has no further comment.

PROJECT PLANNING DIVISION:

The subject plan must be revised to show the number
of required spaces as 5 and the number of existing parking
spaces and apartments.

BOARD OF EDUCATION:

Acres too small to affect student population.

BUREAU OF TRAFFIC ENGINEERING:

The subject plan must be revised to indicate the
number of apartments, floor area for the business, number and
location of parking spaces.

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 15, 1969 19...

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 one time before the 2nd
day of June, 1969, the 20th publication
appearing on the 15th day of May
1969.

THE JEFFERSONIAN,
[Signature]
Manager

Cost of Advertisement, \$.....

"PETITION FOR RECLASSIFICATION
AND/OR SPECIAL EXCEPTION"
ZONING: From R.A. to B1 Zone.
LOCATION: NE/Cor. of Loch Raven Blvd.
and Deenwood Road, 9th District.
DATE & TIME: Monday, June 1,
1969, 10:00 A.M.
PLACE: Baltimore County Office Building,
111 W. Chesapeake Avenue, Towson, Maryland 21204.
The Zoning Commissioner of Baltimore County has reviewed the subject petition for reclassification from R.A. to B1 zoning. At first glance, it appeared that this petition constituted spot zoning. On further reflection it appears that commercial zoning here within the limits requested is responsive to a need that is not otherwise met in the immediate area and also is responsive to increased population in the area. We do not see reclassification here generating additional requests for commercial use since the subject petition is completely surrounded by R.A. zoning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: George E. Gavelles, Director of Planning

SUBJECT: Petition #69-262-R. Reclassification from R.A. to B1. East side
of Loch Raven Boulevard 178 feet north of Deenwood Road.
Hillendale Apartment Company, Petitioner.

9th District

HEARING: Monday, June 2, 1969 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition
for reclassification from R.A. to B1 zoning.

At first glance, it appeared that this petition constituted spot zoning. On
further reflection it appears that commercial zoning here within the limits
requested is responsive to a need that is not otherwise met in the immediate
area and also is responsive to increased population in the area. We do not
see reclassification here generating additional requests for commercial use
since the subject petition is completely surrounded by R.A. zoning.

GEG:sm

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Petitioner: Monthly June 2, 1969 @ 10:00 A.M.
Location of property: E/S of Loch Raven Blvd. 178' N. of Deenwood Rd.
Location of sign: Sign to be placed on E/S of Loch Raven Blvd. 178' N. of Deenwood Rd.
Remarks: Petitioner's Attorney, John J. Bishop, Jr., Esq., 606 Loyola Federal Building, Towson, Maryland 21204.
Petitioner: Monthly June 2, 1969 @ 10:00 A.M.
Location of property: E/S of Loch Raven Blvd. 178' N. of Deenwood Rd.
Location of sign: Sign to be placed on E/S of Loch Raven Blvd. 178' N. of Deenwood Rd.
Remarks: Petitioner's Attorney, John J. Bishop, Jr., Esq., 606 Loyola Federal Building, Towson, Maryland 21204.
Petitioner: Monthly June 2, 1969 @ 10:00 A.M.
Location of property: E/S of Loch Raven Blvd. 178' N. of Deenwood Rd.
Location of sign: Sign to be placed on E/S of Loch Raven Blvd. 178' N. of Deenwood Rd.
Remarks: Petitioner's Attorney, John J. Bishop, Jr., Esq., 606 Loyola Federal Building, Towson, Maryland 21204.

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
TOWSON, MARYLAND 21204
Zoning Dept. of Baltimore County

To: Mr. William Bishop, Esq.,
606 Loyola Federal Building,
Towson, Md. 21204

REPORT TO ACCOUNT NO. 61-622
DETAILS: ADVERTISING AND POSTING OF PROPERTY FOR HILLENDALE APARTMENT CO.
606-262-R

REPORT TO ACCOUNT NO. 61-622
DETAILS: ADVERTISING AND POSTING OF PROPERTY FOR HILLENDALE APARTMENT CO.
606-262-R

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

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
day of May, 1969.

[Signature]
Zoning Commissioner

[Signature]
Petitioner's Attorney, John J. Bishop, Jr., Esq., 606 Loyola Federal Building, Towson, Maryland 21204

[Signature]
Reviewed by Advisory Committee

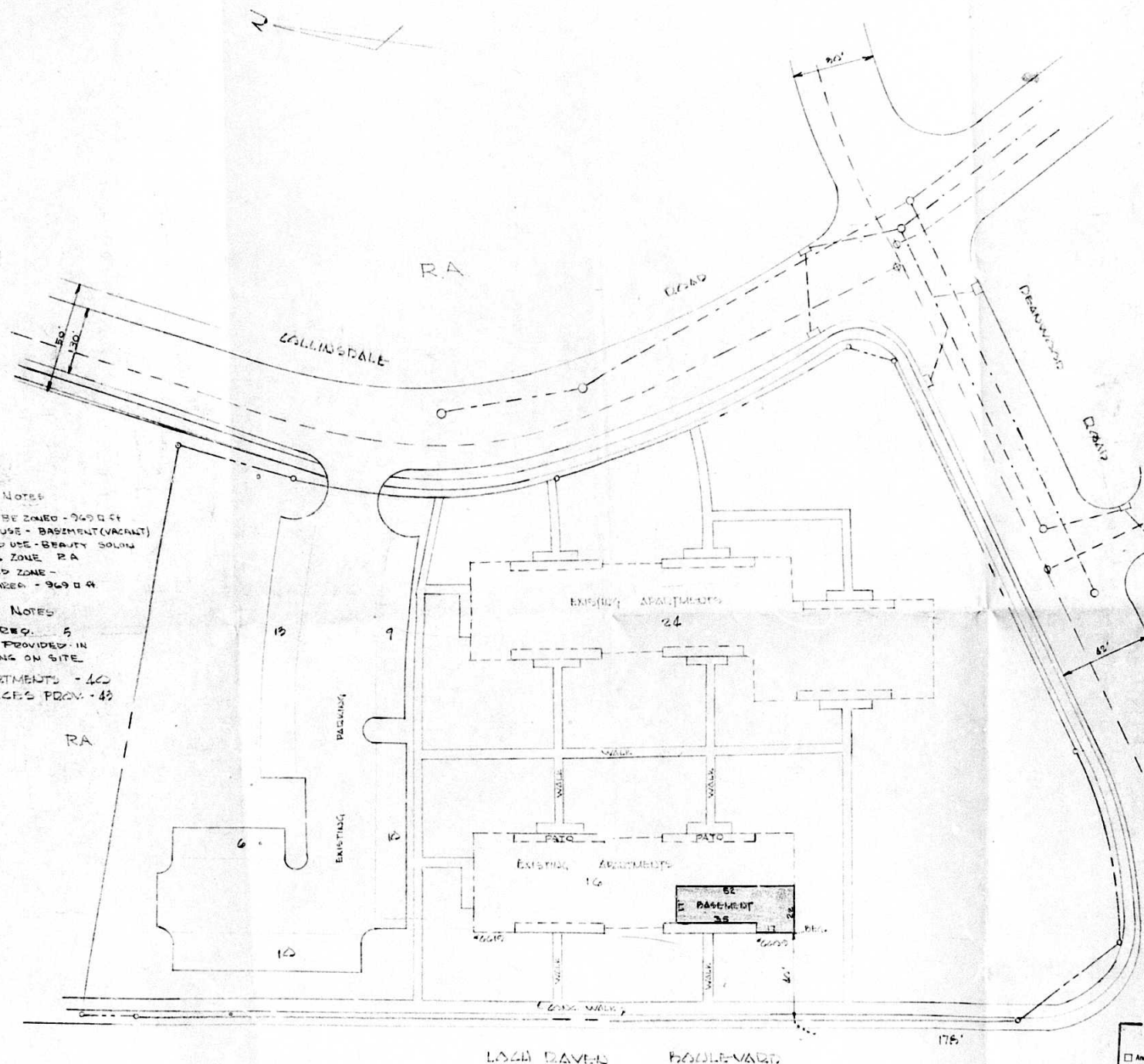
6-24-70

GENERAL NOTES

1. AREA TO BE ZONED - 969 0 0 4
2. EXISTING USE - BASEMENT (VACANT)
3. PROPOSED USE - BEAUTY SALON
4. EXISTING ZONE - RA
5. PROPOSED ZONE -
6. FLOOR AREA - 969 0 0 4

PARKING NOTES

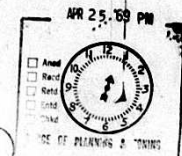
- SPACES REQ. - 5
SPACES PROVIDED IN EXISTING ON SITE
NO. APARTMENTS - 40
NO. SPACES PROV. - 40



#69-262R

OFFICE COPY

9TH DIST.
MAP
SEC. 3-C
NE-8-B
BL



#235

OFFICE COPY
PARCEL D REVISED PLANS
HILLENDALE VIEW APARTMENTS

ELECTRIC CONTRACT NO. 2
BATHHOUSE NO. 10
APR. 9, 1968
2ND 1-25-68

E. J. ROSE, ASSOCIATES
prof. registered land surveyors
221 COLLETSLAND AVE.
FARMER 4, MARYLAND

E. J. Rose

NOTES
THIS WAS COMPLETELY REDESIGNED PLANS AND
OTHER CHANGES TO THE ORIGINAL PLANS
A. ROSE, INC.

