

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Town & Country - Charlesmont, Inc. 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 RA and special exception zone to an B1 zone, for the following reasons:

1. Change in the character of the neighborhood.
2. Error in the original Land Use Map.

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:

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.

TOWN AND COUNTRY - CHARLESMONT, INC.
 William F. Logue Legal Owner
 Vice President
 Address: 900 Sun Life Building
 Charles Center
 Baltimore, Maryland 21201
 Protestant's Attorney

Contract purchaser
 William F. Logue
 Vice President
 Address: 900 Sun Life Building
 Charles Center
 Baltimore, Maryland 21201
 Protestant's Attorney

BY: Patricia A. Galt
 Patricia A. Galt
 Attorney
 Address: Masonic Building, Towson, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of May, 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 throughout 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 23rd day of June, 1969, at 2:00 o'clock

Richard B. Williams
 Zoning Commissioner of Baltimore County.

(107)

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of substantial changes in the character of the neighborhood

the above Reclassification should be had, and to the effect appearing that by reason of

a Special Exception should be had, and to the effect appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26 day of June, 1969, that the herein described property or area should be and the same is hereby reclassified, from a RA zone to a B1 zone, and a Special Exception should be had, and to the effect appearing that by reason of

Edward D. Hardisty
 DEPUTY Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1969, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John A. Rose, Zoning Commissioner Date: June 13, 1969

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition #69-278-R, Northeast corner of Trappe Road and Wallford Drive. Petition for Reclassification from R.A. with special exception to B1. Zone. Town and Country-Charlesmont, Inc. - Petitioners

12th District

HEARING: Monday, June 23, 1969 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R.A. to B1. zoning. It has the following comments to make with respect to pertinent planning factors:

At first glance the subject petition appears to smack of spot zoning. It may be, however, that increased population densities in this area may well justify commercial services to match that growth. Our concern is that creation of commercial zoning here would have an adverse effect on residential properties across the street and would institute consequential zoning changes that would completely reverse the present commitment to residential use in the vicinal area.

GEG:cm

JAMES B. SPAMER & ASSOCIATES
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 8017 YORK ROAD - TOWSON, MD 21284

#69-278R

BY: C. K. S. Description for Zoning Purposes
 DATE: _____ Charlesmont Apartments Area SHEET 1 OF 1 FILE: J.M. Corp.

12th Election District - Baltimore County, Maryland

RESUMING for the same on the Northeast side of Wallford Drive, 80 feet wide, at the point of curvature into Trappe Road as shown on a Plat of Charlesmont Apartments filed among the Plat Records of Baltimore County in Plat Book R. R. G. #29 folio 72, thence binding on said curve return and on the Southeast side of Trappe Road as shown on said plat the two following courses and distances:

1. Northeasterly by a line curving to the East with a radius of 25.00 feet for a distance of 38.11 feet (the chord of said curve being North 170° 15' 22" West 34.67 feet) and
2. North 26° 38' 53" East 110.00 feet, thence for line of division the five following courses and distances:
3. South 63° 21' 07" East 103.56 feet
4. North 66° 15' 00" East 77.00 feet
5. South 23° 15' 00" East 45.00 feet
6. South 66° 15' 00" West 60.41 feet and
7. South 28° 50' 23" West 123.61 feet to the said Northeast side of Wallford Drive as shown on said Plat
8. North 61° 09' 37" West 120.00 feet to the place of beginning.

CONTAINING 0.521 Acres of land more or less.

Charles K. Spamer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE, Zoning Commissioner Date: May 21, 1969

FROM: PROJECT PLANNING DIVISION

SUBJECT: Zoning Advisory Agenda Item #265

May 13, 1969
 Town & Country - Charlesmont, Inc.
 N/E cor. Trappe Rd. & Wallford Dr.

The parking as provided on the plan has no identity to the building to be served, and since the number of parking spaces in the Charlesmont Apartments Project is considerably under the standards of today, these spaces will be used only for additional spaces for the apartment tenant.

RBW:vh

Richard B. Williams
 RICHARD B. WILLIAMS
 Planner

BALTIMORE COUNTY BOARD OF EDUCATION
 ZONING ADVISORY COMMITTEE MEETING
 OF May 13, 1969

Petitioner: Town & Country - Charlesmont, Inc.
 Location: N/E cor. Trappe Rd & Wallford Dr.
 District: 12A
 Present Zoning: RA & SE AND PROFESSIONAL BLDG.
 Proposed Zoning: B1
 No. of Acres: 0.521

Comments: WOULD NOT INCREASE DENSEST POPULATION

TELEPHONE 822-3000 EXT. 367

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204

INVOICE No. 62291 DATE June 24, 1969

TO: Continental Properties, Inc.
 Central Deposit Account
 900 Sun Life Building
 Baltimore, Md. 21201

Zoning Dept. of Baltimore County

| | |
|--|---------|
| DEBIT TO ACCOUNT NO. 01-622 | AMOUNT |
| Advertising and posting of property for Town and Country-Charlesmont, Inc. #69-278-R | \$61.00 |
| TOTAL AMOUNT | \$61.00 |

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

TELEPHONE 822-3000 EXT. 367

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Division of Collection and Receipts
 COURT HOUSE
 TOWSON, MARYLAND 21204

INVOICE No. 62245 DATE May 29, 1969

TO: Continental Properties, Inc.
 900 Sun Life Building
 Charles Center
 Baltimore, Md. 21201

Zoning Dept. of Baltimore County

| | |
|--|---------|
| DEBIT TO ACCOUNT NO. 01-622 | AMOUNT |
| Petition for Reclassification for Town and Country-Charlesmont, Inc. #69-278-R | \$50.00 |
| TOTAL AMOUNT | \$50.00 |

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

265. Property Owner: Town & Country - Charlesmont, Inc.
Location: Trappe Road and Wallford Drive
District: 12th
Present Zoning: RA & S.E. for professional bldg.
Proposed Zoning: BL
No. Acres: 0.521

General

Since all highway improvements have been completed along the frontage of the subject site and all utilities exist, this office has no further comment.

Remarks

See N.W. Key Sheet
S.S.E. 2d Position Sheet
S.E. 2d 200' Scale Topo

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 265 - ZAC - May 13, 1969
Property Owner: Town & Country - Charlesmont, Inc.
Trappe Road & Wallford Drive
RA & S.E. for professional bldg. to #1

Date: May 19, 1969

Although the plan meets all zoning requirements as to parking it would appear, based on the layout, that anyone using the commercial uses in this building would probably park on the street rather than the parking lot.

C. Richard Moore
C. Richard Moore
Engineer II

CRM: nr

TO: Mr. John Rose
FROM: John France
SUBJECT: NE/Cor. Trappe Rd. & Wallford Dr.
Town & Country - Charlesmont, Inc.

Date: May 15, 1969

No comment.

John France
John France

JFres

TO: Mr. Oliver L. Myers
FROM: William M. Greenwalt
SUBJECT: Item 265 - Zoning Advisory Committee Meeting, May 13, 1969

Date: May 14, 1969

Health Department Comments:

265. Property Owner: Town & Country - Charlesmont, Inc.
Location: NE/Cor. Trappe Rd. & Wallford Dr.
District: 12th
Present Zoning: RA & S.E. for professional Bldg.
Proposed Zoning: BL
No. Acres: 0.521

Public water and sewers are available to the site.

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.

William M. Greenwalt
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WHG/ca

TO: Mr. John G. Rose, Zoning Commissioner
ATTN: Mr. Myers
FROM: John Lilley, Inspector
Fire Department

Date: May 15, 1969

SUBJECT: Property Owner - Town & Country Charlesmont Inc.

Item #265 Zoning Agenda May 13, 1969

Location: Trappe and Wallford Drive

No comment.

John Lilley
John Lilley, Inspector

cc: Mr. Jay Hanna
Fire Protection Engineer

Your Petition has been received and accepted for filing this

_____ day of _____, 1969

John G. Rose
John G. Rose,
Zoning Commissioner

Petitioner: Town & Country - Charlesmont, Inc.

Petitioner's Attorney: Fred S. Wilkey, Esq.

Reviewed by: *Oliver L. Myers*
Chairman of
Advisory Committee

PETITION FOR RECLASSIFICATION
FOR DISTRICT

ZONING: From R.A. with Special
Exception to B.L. Zone.
LOCATION: NE/Cor. Trappe Drive
& Wallford Drive
DATE & TIME: Monday, June 23,
1969, at 2:00 P.M.
PUBLIC HEARING: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commission of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a
public hearing.

Present Zoning: R.A. with Special
Exception.

Proposed Zoning: B.L.

Location: NE/Cor. Trappe Drive
& Wallford Drive

Area: 0.521 Acres

Map: 12th District

Map Sheet: 200'

Scale: 1" = 100'

Map No. 12th District

Map Date: 1968

Map Title: 12th District

Map Author: Baltimore County

Map Editor: Baltimore County

Map Designer: Baltimore County

Map Printer: Baltimore County

Map Distributor: Baltimore County

Map Retailer: Baltimore County

Map Wholesaler: Baltimore County

Map Retailer: Baltimore County

Map Wholesaler: Baltimore County

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Map Retailer: Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUN 5 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 two issues, _____ before the _____ day of _____, 1969, the first publication appearing on the _____ day of _____, 1969.

THE JEFFERSONIAN,

Richard M. Stronberg
Manager

Cost of Advertisement, \$ _____

PETITION FOR RECLASSIFICATION
FOR DISTRICT

ZONING: From R.A. with Special
Exception to B.L. Zone.
LOCATION: NE/Cor. Trappe Drive
& Wallford Drive
DATE & TIME: Monday, June 23,
1969, at 2:00 P.M.
PUBLIC HEARING: Room 104,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commission of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a
public hearing.

Present Zoning: R.A. with Special
Exception.

Proposed Zoning: B.L.

Location: NE/Cor. Trappe Drive
& Wallford Drive

Area: 0.521 Acres

Map: 12th District

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OFFICE OF
THE DUNDALK TIMES

DUNDALK, MD. 21222 June 11, 1969

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissioner of Baltimore County was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 11th day of June, 1969 that is to say the same was inserted in the issue of June 5, 1969.

STROMBERG PUBLICATIONS, Inc.

Richard M. Stronberg

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#69-271-R

District: 12th Date of Posting: June 5, 1969
Posted for: Harvey Wilkey June 23, 1969, 2:00 P.M.
Petitioner: Town & Country - Charlesmont
Location of property: NE/Cor. of Trappe Rd. & Wallford Drive

Location of Signs: @ 110' on Trappe Rd. @ 100' on Wallford Drive

Remarks: _____
Posted by: *Walter H. Kline* Date of return: June 10, 1969

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21286
MAY 21 1969

May 21, 1969

69-278R

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

JOHN E. GARFIELD
DIRECTOR

JOHN G. BOYLE
ZONING COMMISSIONER

RE: Type of Hearings: Reclassification
from an RA and Special Exception
zone to an D1 zone.
Location: NE/Cor. Trappe Rd. & Wallford Dr.
12th District
Petitioner: Town & Country - Charlesmont, Inc.
Committee Meeting of May 13, 1969
Item 265

Dear Sir:

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,

James E. Dyer
JAMES E. DYER,
Zoning Supervisor

JED:JD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21286

May 21, 1969

OLIVER L. RYERS
CHAIRMAN

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

MEMBERS

BUREAU OF
ENGINEERING
BUREAU OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
HIGHWAY DIVISION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION

RE: Type of Hearings: Reclassification
from an RA and Special Exception
zone to an D1 zone.
Location: NE/Cor. Trappe Rd. & Wallford Dr.
12th District
Petitioner: Town & Country - Charlesmont, Inc.
Committee Meeting of May 13, 1969
Item 265

Dear Sir:

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 subject property is presently improved with a one story frame community building which is presently zoned RA with a Special Exception for office. However, it appears that none of the building at the present time is leased for that use. The properties to the east and south are improved with garden type apartments known as the Charlesmont Apartment development, or the Town & Country Apartments. The properties to the west and north are improved with one and a half story frame cottages, 15 to 25 years old, in good repair. Wallford Drive and Trappe Road at the present time are improved with curb and gutter.

BOARD OF EDUCATION:

Would not increase student population.

BUREAU OF ENGINEERING:

Since all highway improvements have been completed along the frontage of the subject site, and all utilities exist, this office has no further comment.

- Page 2 -

Fred E. Waldrop, Esq.,
Masonic Building
Towson, Maryland 21204
Item 265

May 21, 1969

BUREAU OF TRAFFIC ENGINEERING:

Although the plan meets all zoning requirements as to parking it would appear, based on the layout, that anyone using the commercial use in this building would probably park on the street rather than the parking lot.

BUILDING ENGINEER'S OFFICE:

This office has no comment.

FIRE DEPARTMENT:

This office has no comment.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

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.

PROJECT PLANNING DIVISION:

The parking as provided on the plan has no identity to the building to be served, and since the number of parking spaces in the Charlesmont Apartments Project is considerably under the standards of today, these spaces will be used only for additional spaces for the apartment tenant.

ZONING ADMINISTRATION DIVISION:

The petitioner indicates that the part of the existing parking lot used for the apartments is to be used for the commercial parking area for the beauty salon, gift shop and hobby shop. The petitioner will be required to screen this parking area from the adjoining residential apartments, and, also, from across the street of the existing residential homes. The revised plan showing this must be submitted to this office prior to the hearing. Any lighting that petitioner might propose for the parking area must be constructed in such a way that it is directed away from the adjoining residential properties.

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

- Page 3 -

Fred E. Waldrop, Esq.,
Masonic Building
Towson, Maryland 21204
Item 265

May 21, 1969

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.

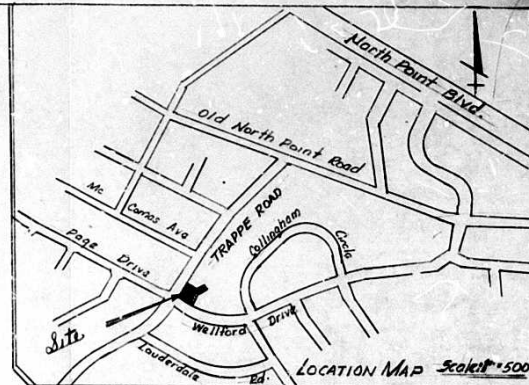
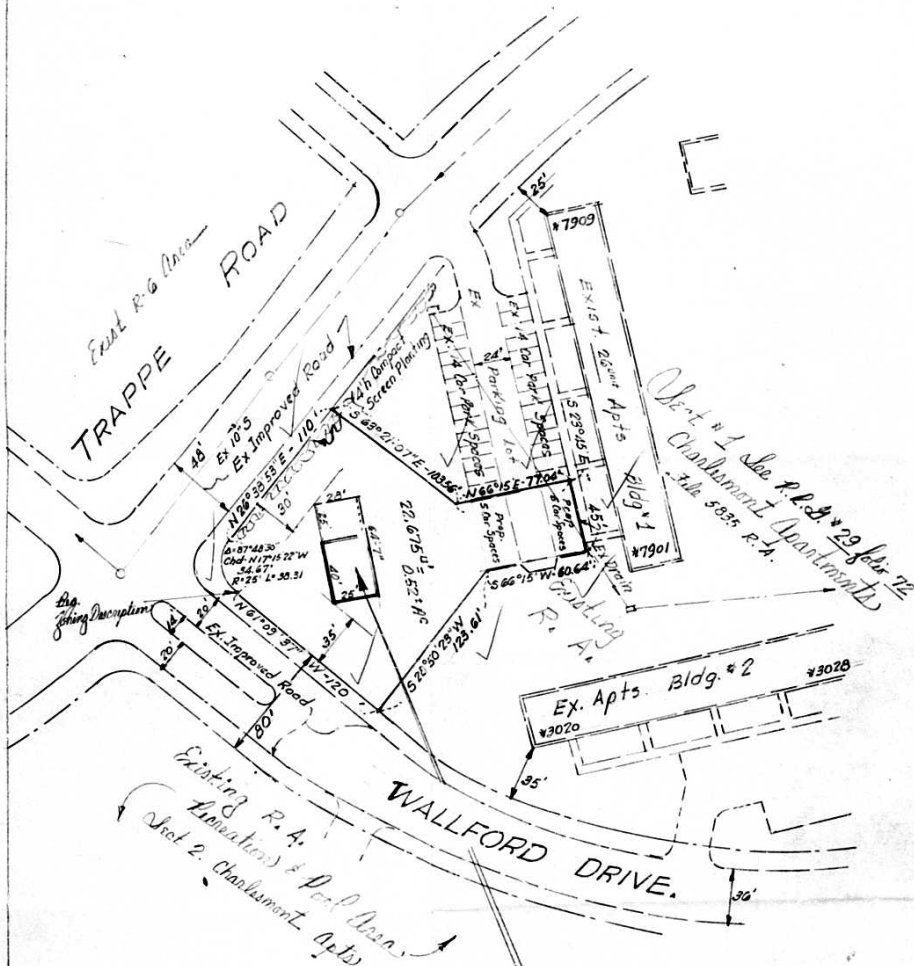
Very truly yours,

Oliver L. Ryers
OLIVER L. RYERS, Chairman

OLM:JD
Enc.



Scale: 1" = 50'



File 5835 RA Sec 1" = 200' S.E.-3F Map 4A

zoning Data

Joint Existing R.A and Special Exception
for Bldg. Building See 68-112-X
Area: Land 16,468' Building: 1150'

Proposed: B.L.
i.e. Beauty Shop, Barber Shop
Gift & Hobby Shop
Area: Land: 22,675' Building: 1810 (64' x 28' 0")
Parking: Required 9 spaces
Provided 10 spaces

Plat for zoning purposes

OFFICE COPY ✓

Charlesmont Apartment Retail Center # 69-278 R

For: Town & Country Charlesmont, Inc. - 9th St. Sun 5/8 Bldg. Retail Center, Sp. 21201
12th Election District
Baltimore County, Maryland
Scale: 1" = 50'
April 10, 1969

MAP #12
SEC. 4-A
SE - 2-F
BL

Note: Existing Building 28' 40" 1/4" of Terrace 25' x 28'
Existing Approved Special Exception
12/15/67 See 68-112-X

Land Area = 0.3780* Ac = 16,468'
Building = 1150' ±
Parking: Required 9 spaces
Provided 10 spaces



JAMES S. SPAMER & ASSOCIATES
ENGINEERS & SURVEYORS
8017 YORK ROAD
TOWSON, MD. 21204