TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

___legal owner__ of the property situ County and which is described in the description and plat attached hereto and made a part hereto.

**Moreover the state of the state of the hereto and the property be re-classified, pursuant 5EC, 2-A to the Zoning Law of Baltimore County, from an ... 8-5 an 5 W-1-F ____zone; for the following reasons:

The area has changed sub-rantially since adoption of the original noning map and the requested reclassification would be of great benefit to the reighborhood, the entire co-munity and Baltimore County, and would natically a great need, there was also error in the original noning

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 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 soning regulations and restrictions of Baltimore County adopted pursuant to the Zening Law for Baltimore

behare and Harry Meyerhoff Bldg. Co.

ORDER RECEIVED FOR FILING

Isimore, Maryland 21215 me Inthe

Petitioner's Attorney e. Md. 23215

Sieter Mary Bernard Schlitzer, President Legal Owner Catonsvi'le, Macyland 21228

PERED By The Zoning Commissioner of Baltimore County, this 6th, 196²⁷⁰, that the subject matter of this potition 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 Editimore County in Room 106, County Office Building in Towner, Baltimore County, on the 5th day of February 19670, at 1:00 o'clock

001 2/9/70

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131

BALTIMORE COUNTY BOARD OF EDUCATION

ZONTING ADVISORY CONSTITUTE MEETING OF JAN 8, 1970

Petitioner: THE ACTORNY OF THE VISITATION BYM Location: s/w coe Oco Frederick Ro & Academy Ro.

District: /

Present Zoning: RG

Proposed Zoning: No. . n RA

No. of Acres: 10.0 -

Comments: The Following TABLE INDICATES THE POSSIBLE YIELD OF STUDBLES WITH THE PRESENT ZONING & WITH THE PROPERTY STUDBLES

45 PRESENT ZENING (RE) -. 10 Proposed Zemina (RA)- 174

& FACTORS WERE TAKEN FROM A 1967 STUDY OF THE WESTVIEW AREA 10TS # 4 THIS FACTOR APPLIES TO 1 4 2 GEORGEM SPAREMENTS

1 4 4 THIS FACTOR APPLIES TO 1, 4, 4 3 BEOFFORM APPLITMENTS THE WESTONIC ELEMENTIAL EMBOL IS ACROSS HARLEM MENUE FROM THE SITE & ONE PROJECTIONS FOR THE MENT 2 YES SHOW A SCIENT PUBLIC INCREASE. THE SCHOOL, ASSOCIATE TO THE OCT 31,1999 EMPERIMENT FIGURES, HAS (4) GRADE STUDENTS 4 155 KINDERGRATEN CHICDREN THE CONSITY OF THE SCHOOL IS 630 DESS 150 KINDESSTREEN. THIS SUNS THAT THE SEMEDE IS CORRECTED OVER POPULATED BY AT STUDENTS IN CRADES I THRU & & BY 5 IN THE EMPERGARTEN

Treat and poster for an

IN THE BOTTOM & KINDSTONATION CLISSIFORM, WILL BE ABDOT WHEN WILL PREVIOUS THIS ENGINEERING IT THE PRESENT TIME I REDUCER CLASSROOMS THE BEING USED FOR RENDERS WITCH DUSPESS

Consulting Engineers - Land Surveyor Land Planners

rescription of 10.0000+ Acres

south side of Old Frederick Road and the west side of Academy Roal, 60 feet wide; thence with said west side of Academy Road the following three (3) courses: (1) 342.28 feet by an arc curving to the right with a radius of 709.33 feet, which arc is subtended by a chord bearing South 37° 39' 46" East, 338.96 feet; (2) 330.56 feet by an arc curving to the left with a radius of 780.00 feet, which are is subtended by a chord bearing South 35° 58' 42" East, 328.10 feet; and (3) South 48° 07' 15" East, 80.00 feet to a point; thence leaving said road and binging on a line of division now established South 69° 04' 03" Went, 853.09 feet to the west side of Harlem Lane; thence with said west side North 01° 56' 36" East, 842.62 feet to a point; thence North 46° 36' 13" East, 71.51 feet to the south side of Old Frederick Road; thence with said road North 89° 49' 47" East, 256.83 feet to the point of beginning.



Date January 9, 1970

C. Richard Hoore Assistant Traffic Engineer

1041 - 10 PM -

DATE O. I. P.

Beginning for the same at the intersection of the

Containing 10,0000 acres of land, more or less.

BALTIMORE COUNTY, MARYLAND

The subject tract as R6 will generate approximately 500 trips per day. While as RA 1200 trips per day.

Due to the configuration of the interaction of Academy Road and Old Frederick Road, some difficulty may be encountered due to the sight distance. sight distance.

One additional access should be provided to provide adopted five and police protection.

DEPARTMENT OF TRAFFIC ENGINEER
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDE

Item 131 - ZAC - January 6, 1970 Property Owner: The Academy of the Visitation BVM SM Corner of Old Frederick Road & Academy Road Recl. to RA

Mr. Edward D. Hardesty Attn: Oliver L. Myers

C. Richard Hoore

FROM:



BUREAU OF ENGINEERING Zoning Plat - Comments

131. Frogerty Owner: The Academy of the Visitation HVM (1969-1970) Location: S/N cor. of Old Frederick Rd. and Academy Road

District: 1st Present Zoning: R-6 Proposed Zoning: Rec, to RA No. Acres: 10.0+

Old Frederick Road, an existing County road, will be improved in the future as a bh-foot closed section with floxible paring on a Go-foot right-of-way. Righawy improvements, including highway right-of-way widening, will be required in connection with any subsequent grading or building permit applications. Improvements for this road are to be designed by Baltimore County.

Harles lare, an existing County road, will be improved in the future as a 36-foot closed section with floathle paring on a 60-foot right-of-may slighamy improvement, uncluding highamy right-of-may despite in the required in connection with any subsequent grading or building permit applications. Baltimore County drawing 66-1022, File 5 may be used for the design of the improvements for Harles Lare.

Academy Road, an existing County road, w.s meemily improved as a 30-foot partial section of the proposed Bo-foot closed section with Thexible partial metion on a Co-foot right-of-way. No further highway improvements are required for this road in connection with the subject property.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Sediment Control:

Development of this property through stripning, grading and stabilization ould issult in a sedient pollution problem, demant's private and public holdings domentwes not the property. A grating serm: is, therefore, recessary for all grading, including the stripning of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the immunes of any grading or building

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the mutmitted plan; however, a drainage study and plane will be required prior to approval of any subsequent building permit applications.

The Applicant must provide necessary dreinage facilities (temporary or otherwise) to prevent creating any missaces or damages to adjacent properties expecially by the concentration of surphes waters. Correction of any problem which may result, the to improper grading or other desinanc facilities, would be the full responsibility of the Applicant.

131. Property Dar: The Academy of the Wisitation BVE (1959-1970)

Water:

Public water supply to available to serve this property.

Sanitary Sewer:

Public sanitary severage will be svaliable to serve this property whan the proposed 6-inch mublic sanitary sewerage (J.C. 12-26) it constructed from old Predrick Road to Longview Price. This sever This sever the severage 64-070, Old and Ord, File 1, and is presently under contract (Content Op. 10).

H-NE Koy Sheet 2 SW 2_ Position Sheet SW 1 F Topo 95 Tax

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date Jamary 9, 1970 TO Zoning Attention: Mr. O. l. Meyers FROM Everett Reed, Plans Review

SURJECT #131 The Academy of the Visitation BWN S.W. Cor. of Old Frederick Road

PETITIONER TO MEET ALL REQUIREMENTS OF BALTIMORE COUNTY BUILDING CODE.

Everett B. Reed

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Oliver Myers Date January 9, 1970

FROM. Inspector John J. Lilley
Fire Department

SUBJECT. Property owners. The Academy of the Visitation, B.V.M.

Location: Sw corner of Old Frederick Road and Academy Road, Dist. 1

Item #131 Zoning Agenda, January 6, 1970

Owner shall be required to comply with all Fire Department requirements when construction plans are subwitted for approval. Waters OK.

Inspector John Lilley

cc: Mr. Jay Hann

10-29-70

Zoning Commissioner of Baltimore County CLANAG YOUTH AT SINCE OUT DIE 90. -- soue: suu/or me sheem preshnou tot--TABLE OF AUTH COME AND THE AND HOMESTING TO AND THE STREET II. IS UNDERGED BY the Zoning Commissioner of Baitimore County, this..... Set the the classification should NOT BE HAD, and/or the Special Exception should NOT BE REC! un or the streaments of the forms of the forms are the streament of the stream of the State; not as and after the date of this order, subject to approval of the site of a base of the site of the order of the site of the order of the o our ac princip sair to Ausdard nacricean maint are true "----- Arweston-r---- Ar TT IS ORDERED by the Zoning Commissioner of Baltimore County this Wellengton Charles Control of the Parkers of the Property of the Control of the C ot Aste off at syneric nevory galved reaching out Asternative heat gainsage it Pursuant to the advertisement, posting of property, and public hearing on the above petition and

RALTIMORE COUNTY, MARYLAND

Date January 8, 1970 Mr. Oliver L. Myers

EPON Mr. Ian Forrest

SUBJECT. Item 131 - Zoning Advisory Committee Meeting, January 8, 1970

Haalth Department Comments:

0

131. Property Owner: The Academy of the Visitation NOM
Location: 34 Cor. of Old Frederick Rd. & Academy Rd.
Proposed Zoning: Red. to RA
Lat District
No. Acros: 10.05

Public water and sewers available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Saltimore County Department of Health.

Chief
Water and Sewer Jection

0

BALTIMORE COUNTY, MARYLAND No. 69272 OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE
TOWSON MARYLAND 21264 IMPORTANTI MAKE CHECKS PAYARI F TO BALTIMORE COUNTY MARYI AND

OUGINAL

C. ACR OF G CATONSVILLE TIMES

CATONSVILLE, MD. 21228 January 28,

THIS IS TO CERTIFY, that the annexed advertisement of Edge d D. Barderry, Deputy Zoning Commissioner of Bultimers County

was inserted in THE CATONSVILLE TIMES, a seekly newspaper pub-

weeks before the 23 day of Jan., 1970 , that is to say, the same was inserted in the issue of January 22, 1970.

STROMBERG PUBLICATIONS, Inc.

By Land Mitigary

TION FOR RECLASSIFICA CONING From B. to B. Zone
LOCATION Socialwest cor. or of Old
Froderich 2nd and Academy
Reed
DATE & TIME Money, Pebruary
3, 1978 at 186 P.M.
PUBLIC REARING Rees

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 22 1970 THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSCHAN, a weekly newspaper printed day of February 19.70, the first publication appearing on the 22nd day of damary

THE JEFFERSONIAN

Cost of Advertisement &

3 5/6/5 CERTIFICATE OF POSTING ARTMENT OF BALTIMORE CO

Townson, Marriana Date of Posting JAN 14, 1970

Posted for Trelass IFICHTIAN FROM B-6 TO RIA Petitioner: THE ACADEMY OF THE VISITATION BUT AT MT DESILE Location of property: Say ROR: OF ald FARdRIER Rd ANY ACACHTY Rd

Location of Signal wys of then Len Land 100 FT 2-5 of all TRENTIER Rd 2. 5/5 of OF FREDRICK Rd. 100+ E. OF HONSENGERS SON IS OF HEADERFRED. 100 FT. +- S. OF.

Posted by Charles 21 2144 Data of return JAN 28 1970

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

OLIVER L. MYERS MEMBERS BUREAU OF ENGINEERING

DEPARTMENT OF VESIC FAGINESIAND

BUREAU OF FIFE PREVENTION

PROJECT PLANNING

BOAND OF EDUCATION

ZONING ADMINISTR

DEVELOPHENT

ATATE BOADS COM

Samuel M. Trives, Esq., 6301 Reisterstewn Road Baltimore, Maryland 21215

RE: Type of Mearing: Reclassification from on R-6 zone to an R-A zone Location: SM Cor. of Old Frederick Ru. & Academy Ad. Patitioner: The Academy of the Patitioner: The Academy of the Misitation BUM Committee Meating of January 6, 1970 1st Discrict (tem 13)

January 16, 1970

MICROFILMED

Door Store

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.

of Old Frederick Road and Academy Road. It is unimproved, partially wooded area. The academy Road it is unimproved, partially wooded area. The academy Road is a summarroad, will or Frederick Roads at these partially workers from in wisting countery on the academy of the of the subject property adjacent to the Academy of Visitation School on the scath side and south of the Wastowne School and existing commercial on the wast side.

BUREAU OF ENGINEERING:

Old Fraderick Road, an exturing County road, will be improved in the future as a 44-feet closed section with flexible paving on a 60-feet right-of-way. Highery involved including highway right-of-way widening, will be required including highway right-of-way widening, will be required. An extension with any subsequent granding or building partial applications. Improvements for this road are to be designed by Satisfurant County.

Harles Lane, an emitting County road, will be improved in the future of a 26-foot - id section with flexible saving a 60-foot right-of-way, migracy improvement, including highway

Baltimore, Maryland 21215 Item 131 Page 2

January 16, 1970

Co

right-of-way widening, will be required in connection with any subsequent grading or building permit applications. Baltimore County drawing 68-1022, File 5 may be used for the design of the improvements for Harlam Lene.

Academy Road, an existing County road, was recently improved as a 30-foot partial section of the proposed Mi-foot closed section with flexible powing on a 60-foot right-of-May. No further highway furnaments are required for this road in connection with the subject property.

The entrance locations are subject to approved by the Department of Traffic Engineering.

Downlopment of this properly through stripping, grading and stabili-zation could result in a sediment pallution problem, damping of wate and public holdings domanteem of the property. A grading partial is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to avioused and approved prior to the issuance of any grading or building

No provisions for accommodating storm mater or draining have been indicated on the substitud plan; however, a draining study and plans will be required prior to approval of any subsequent building permit applications.

The Applicant must provide necessary drainings facilities (temporary or otherwise) to provint creating any nuisances or disages to adjacent properties aspecially by the concentration of surface materia. Correction of any problem which may regard, due to improper prading or other draining materials are made to the full responsibility of the Applicant.

Public hater supply is evallable to surve this property.

Public about your agree will be aveilable to serve this presently the public about your agree (1.0, 1.2.95) is a like francist Saad to another Erick. This school is a provinge 55-050, 070 and . The London form the presently under the limited 10-11 (2011).

CATION: Southwest corner of

January 16, 1970

DEPARTMENT OF TRAFFIC ENVINCENTIES

The subject treet as R6 will generate approximately 500 trips per day. While as R4 1200 trips per day.

Due to the configuration of the intersection of Academy Road and Die Frederick Read, seem difficulty may be encountered due to the Minat distance.

CHITCH I CATHLESS SECTION

Patitioner to meet all requirements of Saltimore County authoring Code.

Owner shall be required to comply with all fire Department regul rements when construction plans are submitted for approval.

Public unter and sewers are available to the site.

Air Pollution Cer 100 The building or buildings on this site may be subject to registration and compilance with Perpland State Health Air Polluting Control Regulations. Additional information may be obtained from the Offsico of Air Pollution, Jailtone County Experience of Neutin.

The following table indicates the possible yield of students with resent zoning and with the property zoning:

Fauler, here i has brend 1997 study of the Mostwick Area Apts.
The fauler and go to 100 be refund apartments

January 16, 1970

RAND OF EDUCATION: (Continued)

The Westerno Elementary School is coreas terica Avenue from the site and our projections for the most on years show a slight peal increase. The establishment of the state of

Patitioner to meet all requirements of Baltimore County Building lous.

Owner shall be required to comply with all Fire Department requirements when construction plans are authitted for approval.

MEALTH DEPARTMENT:

Public water and somers available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with Maryland Staty Small his Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Balthore County Experient of Feelth.

The petitioner is required to submit revised plans subject to the above comments prior to the hearing.

Planning & Zoning Jechnician II

#70(147

RE: RECLASSIFICATION FROM
R-6 TO RA ZONE
LOCATION: IG ACRE PARCEL,
SOUTH SIDE OF OLD FREDERICK POAD
BINDING ON HARLEM LANE AND ACADEMY ROAD
ELECTION DISTRICT NO. 1, BALTIMORE
COUNTY, MARYLAND

BEFORE THE

ONING COMMISSIONER

FOR

BALTIMORE COUNTY

MEMORANDUM

Now comes The Academy of The Visitation, n.V.M., at Mt. Pefales, Legal Owner and Robert and Marry Meyerhoff Building Company, Contract Purchaser, of the above captioned property, by Samuel M. Trivas, their attorney, and in accordance with Bill 72, Section 22 - 22 (b) states that the mclassification requested should be granted for the following reasons:

- Numerous reclassifications have occurred in the immediate neighborhood since the adoption of the original zoning map on April 5, 1960. These reclassifications include but are not limited to the following:
 - a). Case No. 5833 S/S 01d Frederick Road 495 feet from M/S of Harlem Lane Peclassification. BL and R-6 to 3R Granted: 4/25/63
 - b). Case No. 5128 S/S Old Frederick Road 365 feet N of Harlem Lane Reclassification: R-6 to BL with special exception for service Granted: 11/16/50
 - c). Case No. 5639 S/S Old Frederick Road 255 feet M of Harlem Lane Reclassification: R-6 to BL with special exception for service garage. Granted: 10/2/62
 - d). Case No. 58-212R E/S of Melvin Avenue 20 feet S of Baltimore National Pike Reclassification: RA to BL Granted: 11/29/68
 - e). Case No.67-200R S/W corner of Old Frederick Road and Harlem Lane Reclassification: R-6 to 8M Granted 5/1/67

70.14

There was error in the original zoning map because of its failure to provide sufficient RA Zoning for the entire First District.

- The requested reclassification is proper and logical zoning and will not adversely effect the over-all zoning scheme.
- The garden apartments proposed will be an asset to the neighborhood, community and Baltimore County and will satisfy a great need.
- And for such other additional reasons that may be shown at the hearing hereon.

SAMUEL M. TRIVAS 6301 Reistersto Road Baltimure, Maryland 21215 Attorney for Petitioners BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Air Edward D. Hardesty, Deputy Zoning Date February 5, 1970

FROMM's George E. Gavrelis, Director of

SURJECT Patition \$70-147-R. Beclassification from R-6 to R.A. Southwest corner of Old Frederick Road and Academy Road. The Academy of the Visitation BVM at Me. DeSales. Petitioners

1st District

HEARING: Monday, February 9, 1970 (1:00 P.M.)

The steff of the Office of Pianning and Zoning has reviewed the subject patition for reclassification from R-5 to R.A. zoning. We note that, or the time of this submission, a committee of the Pianning Board has endowed the seclosification to R.A. zoning and has included such zoning among its recommendations for compenhentive remopping of the area. The committee and the steff agreed to opportment zoning here because of the relativiship of the tract to established commercial zoning at Old Federick Road and theritem Lares. If left also, that the subject property was well buffered and could and should establish no conseque-vised changes in light of the institutional uses which exist on these sides.

GEG:bms



BAL MORE COUNTY, MAR AND
OFFICE OF FINANCE
Divident of Collection and Receipts
TOWNON, MARYLAND 21384

TOWNON, MARYLAND 21384

STAGE ALEMAN THE PROPERTY WAS A STAGE ALEMAN THE PROPERTY OF TH

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONEING

County Office Suilding 111 W. Chesspeake Avenue Towson, Maryland 21204

Your Petities has been received and accepted for filing this

aning comissioner

Petitioner To Assist of the Metation St.

Chairman of Advisory Committee

Advisory Com





