TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Dennis J. Psoras Chartered owner. of the property situate in Baltimore MAP County and which is described in the description and plat attached hereto and made a part hereof, 4-C hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant No 27H tone to an E A STORY ALFA R.A. Residence, Apts.zone: for the following reasons:

NE-II-H

The property and its location is well suited to the use of Re-Meances and apartments, and would be serve the present and futer needs of the Perry Wall area. DA

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltim County, to use the herein described property, for. Resident as, but more particularily

for the use of apartments.....

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 Spec'al Exception advertising. posting, etc., upon filing of this petition, and further a ree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

Py James A John Prendent Dennis J. Psough, Chartered, Legal Owner

200 Blaustein Blig.

Address 200 Blaustein Eldg... Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this. 28th

or 1849. In 1987C, that the subject matter of this petition be advertised, a required by the Zoning Law of Baltimore County, in two newspapers of general circulatics throughout the County, that property be peated, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, Cavity Office Building in Towson Ravier. 2nd day of September Pourty, sq !

Thrand D. Hardes ty Zoning Commissioner of Baltimore County

9/2/7

RE: PETITION FOR RECLASSIFICATION SE/S of Cross Road, 1090' S of Forge

Road - 11th District Dennis I. Psoras, Chartered Petitioner NO. 71-76-R (Item No. 336)

BEFORE THE DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

... 111 111 111

The Petitioner seeks a Reclassification from a R. 10 Zone to a R.A. Zone for a parcel c land consisting of 30.5 acres of land and located or the southeast side of Cross Road, ten hundred and ninty (10901) feet south of Force Road, in the Eleventh District of Baltimore County

Without reviewing the evidence in detail, in the judgment of the Deputy Zoning Commissioner, this Petition is premature and should be dis-

For the aforegoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17 day of March, 1971, that the subject Petition is DISMISSED without prejudice

ORDER RECEIVED FOR FILING 200ch 17 1971 DATE

#71-76R

1. DESCRIPTION OF PROPERTY

The subject property is located on the south side of Cross Road, appro..imately 1090 feet southwest of Forge Road, and about 3/4 mile southeast of Belair Road. The property is improved by a two story availing house,

II. PRESENT ZONING

The subject property is presently zoned R10.

III. MEQUESTED ZONING

The property owner respectfully requests that the subject property bu designated as RA. Apartments.

IV. REASON FOR APPLICATION

On the southerst sion of Salair Road from north of Pinedale Drive to north of Schroeder Avenue, the zoning is 11-2A-22. From south of Silver Spring Road, about 3/4 mile scutheast of Bulair Road, to north of Ebanezer

There is proposed Perry Mail Blvd. which will proceed from Silver Spring Road north to Belair Road crossing Chapel Road and Forge Road. This boulevard as proposed will run roughly paralell to Belair Road, and thus will be between Gross Road, the location of the subject property, and

The housing completion of Perry Hall is rapidly changing and expanding, and there is a definite need now and in the future for apartments. housing will be far greater than is even presently visualized.

DOLLENBERG SPOTHERS Regimened Professional Engineers & Land Streets TOWSON, MD. 21204

0

#71-76R

9

April 2, 1970 Description to accompany Zoning Petition on property of Lennis J. Psoras, Chartered

Proposed Zoning R.A.

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

distance of 1990 feet measured southwesterly along the center of Cross Road at the Road, from the center of Porge Road and number of the Control of the center of Cross Road, from the center of Porge Road and number of the center of Cross Road, Scuth 1,8 degrees 31 minutes west 270 west, then cleaving said road and oldning on the center of the property of the petitioners herein the eight following number and distances wis: South the degrees a finitum said to like the center of the center

Containing 30.5 Acres of land more or less.

Saving and excepting therefrom the area lying within the right of way of Cross Road.

Being the property of the petitioners herein as shown on the plat plan filed with the Zoning Department.



PALTIMBLE COUNTY ZONING ADVISORY COMMITTEE

July 31, 1970

0

M. Stanley Radcliffe, Esq. 200 Blaustein Building Daltimore, Maryland 21201

0

Rit Type of Hearin; Reclassification from an RID zone to an R.A. Residence, Ants., and for Jancial Execution Likelion; St./S of Cross Read, 1990's See of Forge Road Petitioners Donald J. Pagnes, Chartend Committee Heating of May 26, 1970 The District

BAILDING DEPARTMENT

BOARD OF THE CATHO

DID STRIKE DEVELOPHENT

The Zoning Advisory lormittee has reviewed the plens submitted with the above referenced position and has made an on site field inspection of the preserty. The following commants are a result of this review and inspection.

The subject property is presently improved with a dealling and several out buildings that are used for farming, as well as property to the sesting the formation of the sesting the sestin

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Cross Road is an existing County road which shall ultimately be favorated as a No-Foot closed roadway section on a Go-Foot right-Gray Highway improvements and the dedication of right-Gray will be required in connection with the development of this site.

This site will be affected by the proposed Radecke Boulevard, tentatively assablished as a 50-foot road on an 80-foot right-of-way, the proposed alignment of Radecke Boulevard will be determined at the ifem the development of this site is reviewed by the Joint Sudvision Planning Committee. The decidation of highway bound will be required with the development of this site.

H. Stanley Redcliffe, Esc.

0

July 31, 1970

Storm Dreins:

A drainage study, storm water facilities, easements or flood plain reservations will be required by the development of this property.

The petitioner must provide necessary drainage facilities (temporary or paramaent) to prevent creating any nuisances or damages to adjacent programment and the prevent and the prevent of surface waters. Correction of any problem that the prevent of the prevent

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sedim-in pollution problem, denoging private and public holdings domintram of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soci.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Sanity y Sewer:

Public sanitary sewerage is not available to serve this property at this time. This site is within the Gunpowder Falls Watershed for which there are no immediate facilities planned.

Public water can be made available to serve this property by the construction of a 12-inch public water main extension, approximately 1600 feet in lebyth, in Cross Road as shown on Dawlongs 864-204, 205 and 205, A-4-c previously prepared in connection with a water extension potition project.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R10 to R4 of 30.5 . This should increase the trip density from 1000 trips per day to

The only access to the subject site for some time to com, will be Cross Road. This is not adequate to handle this density of development.

M. Stanley Radcliffe, Esq. Item 336 Page 3

0

July 31, 1970

SCARD OF EDUCATION:

The Perry Hell Elementery Ichool services this area and with a capacity of 720 has an enrollment of 10¹⁴ as of Sept. 17). A new school, The Gunpowder Elementery School with a capacity of 595 is scheduled to open in September 1970 and will give relief to The Perry Hell School.

The area as currently zoned could ultimately yield approximately 35 students, while a reco.:fmg to garden apartments could ultimately yield approximately 68 students.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of one County Building Code and Regulations when plans are submitted.

DEPARTMENT OF TRAFFIC ENGINEERING: Public water and sowers are proposed.

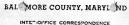
Swinning Pool Comments: Prior to approval of a public pool on this Site, two crollets acts of plans and specifications of the pool and abrinbous must be submitted to the Baltimore County Department of Health for review and approval.

Mar Pollution Comments: The building or cuildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Sepulations, Additional informations, be obtained from the Division of Air Pollution, Baltimore County Department of Health,

ZONING ADMINISTRATION DIVISION:

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,



TO Mr. Edward D. Hardesty, Zoning Commissioner Date. September 2, 1970

SUBJECT Petition 71-76-R. Southeast side of Cross Road 1090 feet South of Forge Road Petition for Reclassification from R-10 to R.A. Dennis J. Psoras. Chartered - Petitione:

FROM Mr. George E. Gavrelis, Director of Planning

11th District

HEAKING: Wednesday, September 2, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject potition for reclassification from R-10 to R.A. zoning. The subject property was not an issue when the Planning Board was considering new corprehensive zoning maps for the East-Northeattern area in late 1969.

In reviewing this petition, the Staff finds this request a case of spot zoning which would have an impact on an already overcrowded school condition, located in an area outside the 1980 Urban Rural De narcation Line. One of the proposals for the extension of Radecke Avenue could also affect this proper

The Staff, therefore, feels that the request is not in keeping with ultimate growth patterns being established for this area.

GFG-msh



AUG 18 1972

3	Holis	S. C.	3	1	k
1	-	700 BB	LAME	CATION	
20	MDIO: 1	-		L Sono.	
	politic of	Porp	=	or loss,	
20		TO at 11	Rosen I	H, Com-	
	pribe As			rytent	
2	ore Cou		estherit sietives	1	
1	Ting.	sty, will Soning:	B-10		
	All that	parnel Dienri z	-	in the	
-	BEGINNE	DAG for	De Mar	in the	
1	y sleng	100 CL-01	er of Cre	athrest as flood	
2	naing the	Cross	Rood, S	on the	
-	on 15	ring sale	2004 a	nd bind- the pro-	
i.	thi salid	Serie.	45 de	res 14	
-	pto 15	minutes degrees	West 7	a.4 feet.	
-	protes Es	nt 1642	West 2	Corth 55 4.5 feet.	
16	is & fee	rest to	45 des	North	
15	Lhe pip Coulsink	2 of 5	Acre.	of land	
	Saving a	ying wit	pting V	right of	
	e of Cr	e prope	d rty of D	ermis J. Govern-	
pti	n filed	with the	Circur	Septam-	
	z. 1976	at 11:s	HAD	County	
	ice Buil- caue, To ly order	eing. II	4. Ch	·mb-ry.	
1	24	eleg Co	D. HARI Bally County	ESTY of	

CERTIFICATE OF PUBLICATION

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 day of September 1930., the first publ appearing on the ... 13th day of August THE JEFFERSONIAN

D. Leank Streeter

Cost of Advertisement, \$...

TOWSON LIM IE

August 17 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of

Edward D. Hardesty Zoming Commissioner of Baltimore County Towns inserted in THE CHECKER'S TIMES, a weekly rewspaper published

in Baltimore County, Maryland, once a week for one weeks before the 17th day of August 1970, that is to say, the same was inserted in the issues/of August 13, 1970.

STROMBERG PUBLICATIONS, Inc.

ILEPHONE 194-2413	BALTIN DRE COUNTY, MARYLOND	73758			
To:	TOWSON, MARYLAND 21704				
Pennis J. Par 200 Glaustelle Bol Linero, Md.	I bell diese I titol				
Posts	DETACH ALONG PERFORM TION AND MEET THE PORTION FOR YOUR RECORD Tion for Such seel fication Fine	50.00			
Ë .					
50405					

	Forman Deriving COURT HOUSE TOWSON, MARYLAND 21204 Delegation	No.
To:	ants & Farms, America O' Hamilton Statistics Statistics, Royaland, States	
	ACCOUNT NO. 0-482 RETURN TO IS POSTICAL WITH YOUR SEMITTANCE	TOTAL AS
ON CONTRACT	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR PEDONOS	COST
Ą	Patition for Recipul Flattion 471-76-8	: 46.
	.3.5	·
40000		
i	4	

BALTIMO?	E CO Y OFFICE OF PLAINING AND ZONIO
makey facilities from formation for the state of the stat	County Office Bidlding 111 M. Chesapea', Avenue Towson, Maryland 2120k
Your Petit	ion has been received and accepted for filing this
	day of, 1, 0
	Edward D. Hardet
	EDWARD D. HARDESTY Zoming Commissioner
Petitioner -	And In
Petitioner's Attorne	Reviewed by White A. Hays. Chairman of the Advisory Committee

Ilyn -	CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNT Towns, Maryland	M #71-76-R
Posted for Seasony M. Petitioner: Dennis II.	Date of P Lacras Lacras Rd. 1290	11:00 AM
Location of property: SELS.	f Cross Rd. 1490 Parts gray 1094 S o Rd	So of Greya Rd ang Jerga Rd
Remarks:	Loca Dale of return.	

3 0 9 WATEROHED WATERSHED MP P 4-C HOOTH-EASTEN ANSON NE-11-H NE-11-I 196-16# COPY PLAT TO ACCOMPANY
ZUMME PETITION OF
DENNIS A PRORAS, CHARTENED
Il " DIST. - BALTO, CO., MD Bust in Buth
589-346.
Use: Farm
Zoneo R.10 Rond PARKING.

No. 0. SPACET REQUISE & LEME KRAWET, 480

No. of SPACET REQUISE C 137 (9720):150,76 Elizando Jamino, R. 10

Fuzzando Jamino, R. R.

Fuzzando Just. Fasa.

Fuzzando Just. Fasa.

Fuzzando Desarra 20.6 Acestá

Fuzzando Desarra 20.6 Acestá

Fuzzando Desarra 20.6 Acestá

Fuzzando Desarra 20.6 Acestá

Fuzzando Persona

Tentalment 400 Julio.

Fuzzando Persona

Fuzzando Pe PUBLIC WATER - "DEPOSED IL" WATER HAW.
IN CROSS BARE SEE RW-L4 206.
PUBLIC SEWER. - TO DE AVERANE IN PUBLIC. (2)-DESIGNATES BO. DE APARTMENTS PER BUEL CONTY PHITOLOGICALIS MAKES FORGE STACK 1:100 APRIL 2, 1930
DOLLEROBERG BEOTHERS
SUAVETORS & CLINGE ENGINEERS
TOP WASHINGTON AVE.
TOWDON AOA

CROSS.