TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Error in original zoning, error in comprehensive zoning

map, and change in the character of the neighborhood.

See attached ddessexxdescription

RECEINCH

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for ...Elevator Apartment, Buildings....

spectry is to be posted and advertised as prescribed by Zoning Regulations.

Ly we, agree to pay expenses of above re-classification and/or Special Exception advertising,
age etc., upon filing of this petition, and further agree to and are to be bound by the soning
taking and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore
to the Zoning Law for B

Contract purchaser S. H. CAMMEII, R. Legal Owner
Wise President Address. P. O. Box 550

Conter Line, Mich. 49015

torney Protestant's Attorney
Avenue

CHRYSLER ALTY CORPORATION

ORDERED By The Zoning Commissioner of Baltimore County, this. 15th

thy, on the 1rd day of September 19670, at 1 19670, at

SUFFE CO. 102 W. PENNA AVE. TOWSON, No. 21204 023-1800

PETITION FOR RECLASIFICATION : FROM R-10 TO BA AND FOR SPECIAL EXCEPTION FOR ELEVATOR : APARTMENT BUILDINGS BY CHRYSLER REALTY CORPOPATION : (3rd Election District, Baltimore County) :

BEFORE THE
ZONING COMMISSION
OF

OF BALTIMORE COUNTY

MEMORANDUM

The Petition is based upon error in the original zoning and comprehensive zoning map and change in the character of the neighborhood. Subject property is outlined in black and labelled "S" on the copy of a section of the photogrametric map of Baltimore County Metropolitan Area, scale 1"=200' from the Zoning Department of Baltimore County, attached hereto. labelled "Exhibit 1", and made a part hereof.

ERROR

The Baltimore County Planning Department failed to appreciate the need for apartments in this area and plan for same. Consequently, insufficient land in the area was zoned for apartments. This is demonstrated by the demand for apartments in this neighborhood and the changes in zoning since the adoption of the zoning map to accommodate this demand.

In addition, the Baltimore County Office of Pla ning failed to anticipate the increase and intensification of business and commercial uses along Reisterstown Road and plan for buffers between such uses and residential and institutional uses. Apartments are now needed as a transition zone between the commercial and business uses on Reisterstewn Road and the traditional residential uses and institutional uses in the area.

CHAN

- A. Plans currently exist to widen Seven Mile Lane between Reisterstown Road and Park Heights Avenue in the near future.
- B. A number of petitions for rezoning to apartment use, including elevator apartments, have been granted in the immediate area of subject property. These are listed below and outlined in red with corresponding numbers on Exhibit 1.
- File No. 5936 (63-53) RV south side of Warren Avenue 596' east of Reisterstown Road - Reclassification from R-6 to RA with variances, granted September 6, 1963.
- File No. 65-163-RX, southwest side of Slade Avenue
 840' southeast of Reisterstown Road Reclassification from R-10,
 R-6 and R-20 to RA, with special exception for elevator apartments
 granted November 30, 1964.
- File No. 67-243 R north side of boundar; of Baltimore City and Councy 'line 494' from Park Heights Avenue Reclassification from R-20 to RA, granted June 7, 1967.
- 4. File No. 69-240 RX southeast side of Slade Avenue 35' west of Park Heights Avenue - Reclassification from R-20 to RA, with special exception for elevator apartment buildings, granted May 7, 1969.
- File No. 4231 RX southwost side of Slade Avenue 200' southeast of Reisterstown Road - Reclassification from R-6 and R-10 to RA, with special exception for elevator apartment building, granted September 14, 1957.
- 6. File No. 66-261-RXA northwest side of Slacu Avenue 159' southwest of Reisterstown Road - reclassification from R-6 to RA, with special exception for real estate office use

in the existing principal building, granted May 26, 1966.

- File No. 68-205-X north-vest side of Slade Avenue 450' southwest of Reisterstown Moad - Reclassification from R-6 to RA. with special exception for offices and office building, granted April 17, 1968.
- File No. 5483 RA northwest side of Slade Avenue
 west of Reisterstown Road Reclassification from R-6 to RA, granted February 15, 1962.
- File No. 5535 RVA northeast corner of Slade and Military Avenues - Reclassification from R-6 to RA. granted April 25, 1962; a special exception for elevator apartments, on this property was granted August 28, 1962, in File No. 5602-XV.
- File No. 5851 RA northeast right-of-way of the Western Maryland Railroad 407.18* northwest of Milford Mill %cad -Recla-sification from R-6 to RA, granted June 19, 1969.
- 11. File No. 5853 northwest side of Dreher Avenue 339' west of Peinterstown Road - Reclassification from R-6 to RA, granted December 9, 1963.
- C. There have been numerous zoning changes in the immediate neighborhood extending and intensifying commercial and business uses along Reisterstown Road. Some of these are listed below and ottlined in green with corresponding numbers on Exhibit 1. Particular emphasis is placed on the first such change which immediately adjoins subject property and lies between it and Reisterstown Road.
- Pile No. 70-12-RSPH northeast corner of Reisterstown Road and Seven Mile Lane - Reclassification from B-L and R-10 to BM, with special permit to permit off-street parking in a residential zone, granted December 17, 1969. This change extends

40

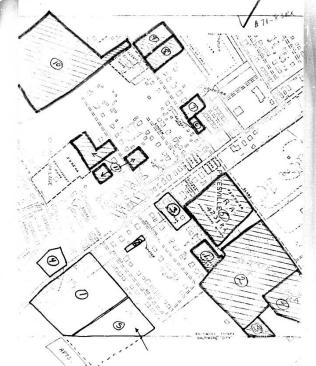
NW - 7-E

PA-X

commercial use for a depth of approximately 600' from Reisterstown Road to subject property.

- File No. 67-174-R east side of Reisterstown Road 98' south of Maryland Avenue - reclassification from R-6 to BL, granted March 1, 1967.
- File No. 5388 RX southeast corner of Reisterstown and Warren Roads - Reclassification from R-6 to BL, with special exception for motor court, granted November 1, 1961.
- 4. File No. 67-10 RX southwest side of Reisterstown Road and Mi'rerd Mill Road Reclassification from BL to BM, with special exception for living quarters in a commercial building, granted November 23, 1966. On March 7, 1968, this property was redistricted from an unrestricted to a CS-1 d'strict with a special exception for automotive service station in File No. 68-199-RXX.
- D. In addition, numerous changes have occurred in the Baltimore City portion of the neighborhood surrounding subject property since the adoption of the Baltimore County Zoning Map. Probably the most significant of these is the construction of apartments directly across Seven Mile Lane from subject property. Their approximate location is shown in blue on Exhibit 1.
- E. It should be noted that approximately half of subject property lies in Baltimore County while the other half lies in Baltimore City. The road frontage along Seven Mile Lane is all in Baltimore City. The portion of the property in Baltimore City is zoned E-40, which allows the construction of apartments as a

Pichard X. Reid Attorney for Petitioner



MCA

A ABSOCIATE, INC.
CONSULTING
EN GINEERS
1020 Crement Bridge Rd., Baltimore, Md. 21204, Tel. 301.823-090

DESCRIPTION

3.8 ACRE PARCEL, NORTHEAST OF REISTERSTOWN ROAD, NORTHWEST OF SEVEN MILE LANE, THIRD ELECTION DISTRICT, BALTIMORE NOW THE COUNTY, MARYLAND.

This Description is for "R-A" Zoning With

Beginning for the same at a point on the Western Boundary of Baltimore City located N 45* 20' E 470 feet, more or less, and Due North 150 feet, more or less, from the intersection of the Northeast side of Reisterstown Road and the Northwest side of Seven Mile Lane, running thenge, (1) N 37* 00' W 644 feet, more or less, (2) N 12* 58' E 385 feet, more or less, and (3) S 47* 20' E 174 feet more or less, to the Western Boundary of Baltimore City, thence binding thereon.

(4) Due South 678 feet, more or less, to the place of beginning.

Containing 3, 8 acres of land, more or less.

JMA:mpl



2. O. #69073

May 1, 1970

MUDP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissione/Date. September 3, 1970

FROM-Mr. George Ex- Gavrelis, Director of Planning

SUBJECT Patition 771-83-RX. Beginning 470 feet from the east side of Reisterstown Road and 150 feet north of Seven Mile Lone.
Patition for Reclassification from RIO to R.A.
Patition for Special Exception for Elevator Apartment Buildings
Chysler-Badly Copp. - Patitioners

3rd District

HEARING: Thursday September 3, 1970 (1:30 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for Reclassification from R-10 to R.A. zoning together with special exception for elevator apartment buildings.

After considerable discussion, with representatives of the City Planning Department to determine existing and future potentials for development within the boundaries of Baltimore City, we have affirmed that the petitioner can develop the City portion as shown on his plat. Recognizing that this tract is exclusively related to the City from an access and land use viewpoint, the Planning Staff would agree that the County portions ought to be zoned in a manner equalities to the zoning in the City, we have face, where no depictation to the reclastification within the County, would also agree that the mid-rise elevator operiments result in the county of the

The present map recommended by the Planning Board for comprehensively rezoning this area does show R-6 soning here. In light of the facts noted above, the Planning Staff will recommend to the Planning Board that the recommendation be shifted to R.A. or D.R. I is zoning.

GEG:msh



ROYSTON, MUELLER, THOMAS & MCLEAN SUITE 500 152 W. PENNA AVE, TOWSON, MG. 21204

Exhibit 1

11-19-70

Pursuant to the advertisement,	posting of preperty, and public hearing on the above petition and
it appearing that by reason ofsul	batantial changes in the character of the neighborhood
	had: and it further appearing that hyanness or the petitioner
has complied with Section 5	502. 1 of the Baltimore County Zoning Regulations.
	r Apartment Building should be granted
IT IS ORDERED by the Zoning	Commissioner of Baltimore County this.
day of September 197	that the herein described property or area should be and
the same is hereby reclassified; from	ar. R-10zone to an R-A
	a Elexator Apartment Bldg. should be and the same is
<i>a</i>	f this order, subject to approval of site plan by the
Research Commission	Bureau of Public Services and the Office of
Planning and Zoning.	Thurs of the sex
Training and Zoning.	Zoning Commissioner of Baltimore County
151	Zonnig Commissioner of Bantamore Goality
× 13	
	posting of property and public hearing on the above petition
and it appearing that by reason of	
2 12	
75	
64	
J	
= >	
the above re-classification should N	OT BE HAD, and or the Special Exception should NOT BE
GRANTED	
GRECTED	
IT IS ORDERED by the Zoning	Commissioner of Baltimore County, thisday
11/2	that the above re-classification be and the same is hereby
THE PARTY OF THE P	
	sed property or area be and the same is hereby continued as and
	zone; and or the Special Exception for
	be and the same is hereby DENIED

BALTIMORE COUNTY, MARYLAND

Mr. Edward D. Hardesty Attn: Oliver L. Hyers C. Richard Hoore

CRM: ni

Date June 5, 1970

SUBJECT: I tem 348 - 2AC - June 2, 1970
Property Owner: Chrysler Realty Corporation
Reitsertown Road Reof Seven Hile Lane
Reclassification to BR & RIO and a special hearing
for a parking permit

The information on the subject petition as to existing and proposed zones is inadequate and does not provide sufficient information with which to comment.

CRICINAL

OFFICE OF OCOMMUNITE LIMITES

RANDALLSTOWN, MD. 21133 August 17 -19 70

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published seek before the 17th day of August 1970, that is to say, the same was inserted in the issues of August 12, 1970.

STROMBERG PUBLICATIONS, Inc.

By Resth Morgan



CERTIFICATE OF PUBLICATION

TOWSON MD. August 13 THIS IS TO CERTIFY, that the annexed advertisement was sublished in THE JEFFERSONIAN, a weekly newspaper printed

> THE JEFFERSONIAN. Manager.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 9, 1970

Zoning Commissioner of Baltimere County

Richard A. Reid, Esq. 102 W. Pennsylvania Avenue Towson, Maryland 2120'. OLIVER I MYERS

MINI MOT ENGINEERING

DEPARTMENT OF TRAFFIC ENCINEERS STATE BOADS COMM

BUREAU OF

HEALTH DEPARTMEN

BUILDING DEPARTMEN BOARD OF EDUCATION ZONING ADMINISTRAT

INDUSTRIAL DEVELOPMENT

1/E 5-1-70

Rt: Type of Mearing: Reclassification from an R-10 zene to an RA zone Leations/K/5 of Poistarstown Road, 480 ht from the lnt, with Seven Mile Lane Patitioners Chrysler Realty Corp. Committee Meeting of June 2, 1970 3rd District Item 348

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced netition and has made an on site field inspection of the proprity. The following comments are a result of this review and inspection.

The subject property is presently an unincrosed tract of land, with a portion of it lying in increased ity — that portion of it lying in line. The property is the southeast are improved with ince line, and property to the south and southwest is partially unincrowed immediately adjacent to the site; nowever, the frontage along Reisterstoom Road is presently improved with a service garage. Seven hile leads is not improved as for as concrete cure and

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.

A portion of this property is within Baltimore City and is, therefore, subject to the review, comment, regulations and/or requirements of the appropriate Baltimore City agencies.

Highways:

Seven Hile Lane, an existing road is under design, by the

July 9, 1970

Highways: (Continued)

Baltimore City Benartment of Public Works, for improvements between Relsterstown Read and Fark Heights whenue. The proposed corrected constitution a closed section with flexible 1990 of feet on the constitution of the constitu

Any highway right-of-way widoning and/or easements required for the highway improvements shall be granted to Baltimore City or County, as appropriate by the property owner at no cost to the appropriate governing asympto

Early construction of the proposed highway improvements is anticloated. The petitioner's architect and/or engineer is advised to correlate his plans with those under preparation by Baltimore City.

The entrance locations are subject to approval by the Baltimore County Department of Traffic Engineering and/or similar Baltimore City agency.

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The petitioner must provide necessary draining facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent proper must cally by the concentration of surface waters or any problem which may result, due to improper must place to a proper must place of the proper final place of draining facilities, would be the full responsibility of the petitioner.

Bevelopment of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private an public holdings domnstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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.

Richard A. Reid, Esq. Item 348 Page 3

July 9, 1970

Sanitary Sewer:

It is noted that this property is to be sewered within Baltimore City. Permission must be obtained therefrom.

DEPARTMENT OF TRAFFIC ENGINEERING:

BOARD OF EDUCATION:

The Milbrook Elementary Schrol services this area and with a capacity of 595 has an enrollment of 519 (as of Sept. 17).

STATE ROADS COMMISSION:

Any direct access from Reisterstown Road will be subf to State Roads Commission approval and permit.

The owner shall be required to comply to all applicable requirements of the 101 tife Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submotted for approval.

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards.

- A. When pull-in parking is designed for both sides of a readway, the minimum distance from curb to curb of the parking area shall be 64 feet.
- B. Pull-in parking on one side only, the distance from curb to curb shall be 44 feet.

BUILDING ENGINEER'S OFFICE:

HEALTH DEPARTMENT:

Public water and sewers are available.

Sylmming Pool Comments: Prior to Approval of a public pool on this site, two complete sets of plans and specifications of the pool and bathbouse must be submitted to the deltimore County Department of Health for review and approval.

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

This office is withholding a hearing date until such time as the following items are corrected and revised on the petition:

- There appears to be a portion of R6 in the petitioner's site plan which was not requested on the petition.
- The site plan indicates the proposed zoning of the property to be BR and RIO with a parking permit.
 This is erroneous, it does not agree with the petition.

Very truly yours,

OLIVER L. HYERS, Chairman

OLH: JD

11-19-70



HALTINGPE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120h

Your Petition has been received and accepted for filing this

ZOWARD D. HARDESTI, Zoming Commissioner

Petitioner Charles Belly Corp.

Petitioner's Attorney Blebert A. B

Chairman of the

TELEPHONE 494-2413 BALT MORE COUNTY, MARY AND No. 73834 OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204 N AND KEEP THIS PORTION FOR YOUR RECORDS COST \$ 52.50 52.50m IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING

District. 3 44.	- Annual Control
Posted for: RECLASSIFICATION D-10 1	Date of Posting 446. 14-1970
Petitioner: CNRYSERR REALTY CO	Date of Posting AUG 11-1970 ONA-SPECIAL EXPERIENCE FOR ELEVATOR.
150 FT. D. OF SEVEN MIL	I LANS
Location of Signa: O. E/S OF REISE, WITH A FOOT NOTE PROP. TO G 243 N/S OF SEVEN FILE	ERSTOND Ed. SOFT F- NOF SEVEN HILE LAWS ERSTONED YTEST A JOSEF NORTH ANE 200 FT. + E. OF RESTENSION Rd.
osted by Charles M. Med	Date of return: A46 21-1970

494-2413	INVOICE			
	BALTIM RE COUNT	Y. MARYL ND	No. 7	3766
	OFFICE OF F	INANCE	DATE A	. 10, 19
	Revenue Divisi COURT HOU			
	TOWSON, MARYLA	ND 21204		
To:		Zoning Sapt. of Bolt	nore County	
102 V	A Poston, Hualler, Thomas & Hitlann			
A.	m, Md. 21204			
DEPOSIT YO	O ACCOUNT NO. 01-622			SSQ. 00
OUDITITY	DETACH ALONG PERFORATI	ON AND KEEP THIS PORTION FOR	WHIR RECORDS	COST
11 11	Potition for Reclassification and Special Corps #71-83-8X	l Boseption for Chrysl	er-Real ty	50,00
4.0				
0				
0.0				
2000 CHE	4			

OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

