

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Chrysler Realty Corporation, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an RA-X zone, for the following reasons:

Error in original zoning, error in comprehensive zoning map, and change in the character of the neighborhood.

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 Elevator Apartment Buildings.

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 for Baltimore County.

By: Chrysler Realty Corporation
Contract purchaser
By: S. H. ZAMMIT, JR. Legal Owner
Vice President
Address: P.O. BOX 550
Center Line, Mich. 48015

Richard A. Reid, Petitioner's Attorney
102 W. Pennsylvania Avenue
Address: TOWSON, MARYLAND 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of September, 1967, 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 136, County Office Building in Towson, Baltimore County, on the 3rd day of September, 1967, at 1:30 o'clock P.M.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR RECLASSIFICATION : BEFORE THE
FROM R-10 TO RA AND FOR : ZONING COMMISSION
SPECIAL EXCEPTION FOR ELEVATOR : OF
APARTMENT BUILDINGS BY : BALTIMORE COUNTY
CHRYSLER REALTY CORPORATION :
(3rd Election District,
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 Planning 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 Reisterstown Road and the traditional residential uses and institutional uses in the area.

CHANGE:

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.

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.

2. 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.

3. File No. 67-243-R - north side of boundary of Baltimore City and County '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.

5. File No. 4231-RX - southwest 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 Slade Avenue 159' southwest of Reisterstown Road - reclassification from R-6 to RA, with special exception for real estate office use

ROYSTON, MUELLER,
THOMAS & McLEAN
SUITE 800
100 W. PENNA. AVE.
TOWSON, MD. 21204
823-1800

ROYSTON, MUELLER,
THOMAS & McLEAN
SUITE 800
100 W. PENNA. AVE.
TOWSON, MD. 21204
823-1800

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

7. File No. 68-205-X - north-west side of Slade Avenue 450' southwest of Reisterstown Road - Reclassification from R-6 to RA, with special exception for offices and office building, granted April 17, 1968.

8. File No. 5483-RA - northwest side of Slade Avenue 994' west of Reisterstown Road - Reclassification from R-6 to RA, granted February 15, 1962.

9. 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.

10. File No. 5851-RA - northeast right-of-way of the Western Maryland Railroad 407.18' northwest of Milford Mill Road - Reclassification from R-6 to RA, granted June 19, 1969.

11. File No. 5853 - northwest side of Dreher Avenue 339' west of Reisterstown 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 outlined 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.

1. File No. 70-12-RSPH - northeast corner of Reisters-town Road and Seven Mile Lane - Reclassification from B-L and R-10 to RM, with special permit to permit off-street parking in a residential zone, granted December 17, 1969. This change extends

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

2. 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.

3. 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 Milford 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 restricted from an unrestricted to a CS-1 district with a special exception for automotive service station in File No. 68-199-RXA.

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 permitted use.

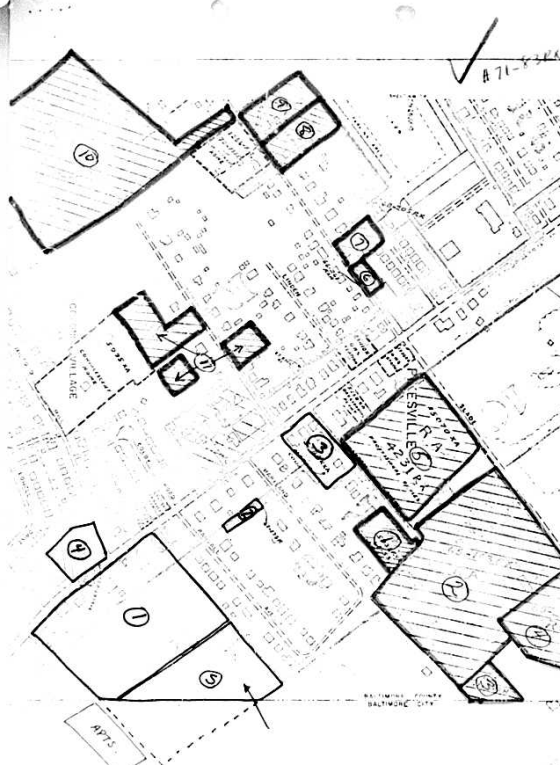


Exhibit 1

MCA

MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

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

This Description is for "R-A" Zoning With Special Exception for Elevator Apartments.

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 thence, (1) N 37° 00' W 644 feet, more or less, (2) N 42° 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.

Containing 3.8 acres of land, more or less.

JMA:impl

J.O. #69073

May 1, 1970



Water Supply • Sewerage • Drainage • Highways • Public Parks • Development • Planning • Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: September 3, 1970

FROM: Mr. George F. Gavett, Director of Planning

SUBJECT: Petition #71-83-RX - Beginning 470 feet from the east side of Reisterstown Road and 150 feet north of Seven Mile Lane.
Petition for Reclassification from R-10 to R-A.
Petition for Special Exception for Elevator Apartment Buildings
Chrysler-Realty Corp. - Petitioners

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 petitioners can develop the City portion as shown on their 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 equating to the zoning in the City. We, therefore, voice no objection to the reclassification within the County. We would also agree that the mid-rise elevator apartments result in less ground coverage and more open space than would be the case if garden apartments were built here. Elevator apartments would produce dramatically less school-age children than would any other residential use of this property. We favor a special exception for elevator apartment buildings. We would request that if a setback be changed from 45 feet from the easterly property line to 75 feet. The latter figure would bring setbacks into compliance with those proposed under the new Zoning Regulations.

The present map recommended by the Planning Board for comprehensively rezoning this area does show R-6 zoning 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. 16 zoning.

GEG:msh



11-19-70

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 348 - ZAC - June 2, 1970
Property Owner: Chrysler Realty Corporation
Reclassification to BR & R10 and a special hearing
for a parking permit

Date: June 5, 1970

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

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRH:NR

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 it further appearing that by reason of the petition has complied with Section 502.1 of the Baltimore County Zoning Regulations.

a Special Exception for a Elevator Apartment Building should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17

day of September, 1970, that the herein described property or area should be and

the same is hereby reclassified, from an R-10 zone to an R-A zone, and

a Special Exception for a Elevator Apartment Bldg. should be and the same is

granted, from and after the date of this order, subject to approval of site plan by the

State Roads Commission, Bureau of Public Services and the Office of

Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition

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 17

day of September, 1970, 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 R-10 zone, and or the Special Exception for

be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

RECEIVED FOR FILING

DATE: June 5, 1970

OFFICE OF PLANNING & ZONING

7-13-70

#348

MICROFILMED

RECEIVED FOR FILING

DATE: June 5, 1970

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OFFICE OF PLANNING & ZONING

7-13-70

Richard A. Reid, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

Item 348
Group

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

1980 day of July, 1970.

Edward D. Hardesty
Edward D. Hardesty,
Zoning Commissioner

Petitioner Chrysler Realty Corp.

Petitioner's Attorney Richard A. Reid, Esq. Reviewed by *Chairman of the*
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting Aug. 14, 1970
Posted for RECLASSIFICATION, R-10 TO RA - SPECIAL EXCEPTION FOR SITUATION
Petitioner: CHRYSLER REALTY CORP.
Location of property: BLK. 470 FT. E. 1/4 TH. E. 1/4 OF RECREATION RD. AND
150 FT. W. OF SEVEN MILE LANE
Location of Signs: O. R. B. OF RECREATION RD. 50 FT. E. N. OF SEVEN MILE LANE
WITH A POST NOTED THAT TO BE REZONED 470 FT. E. 1/4 TH. E. 1/4
243 - N. OF SEVEN MILE LANE - 200 FT. E. E. OF RECREATION RD.
Remarks:
Posted by *Charles H. Neal* Date of return: Aug. 21, 1970
71-83-2A

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73834

DATE Sept. 1, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

FILED
BY: Zoning Office
Baltimore County, Md.

TO: Richard A. Reid, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

QUANTITY TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COPIES
1	Position for Reclassification and Special Exception for Chrysler Realty Corporation #71-83-2A		\$ 52.50

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73766

DATE Aug. 10, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

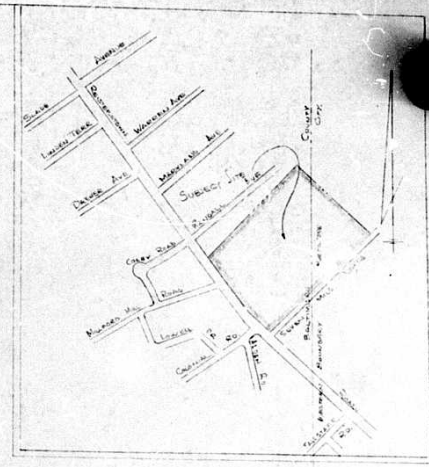
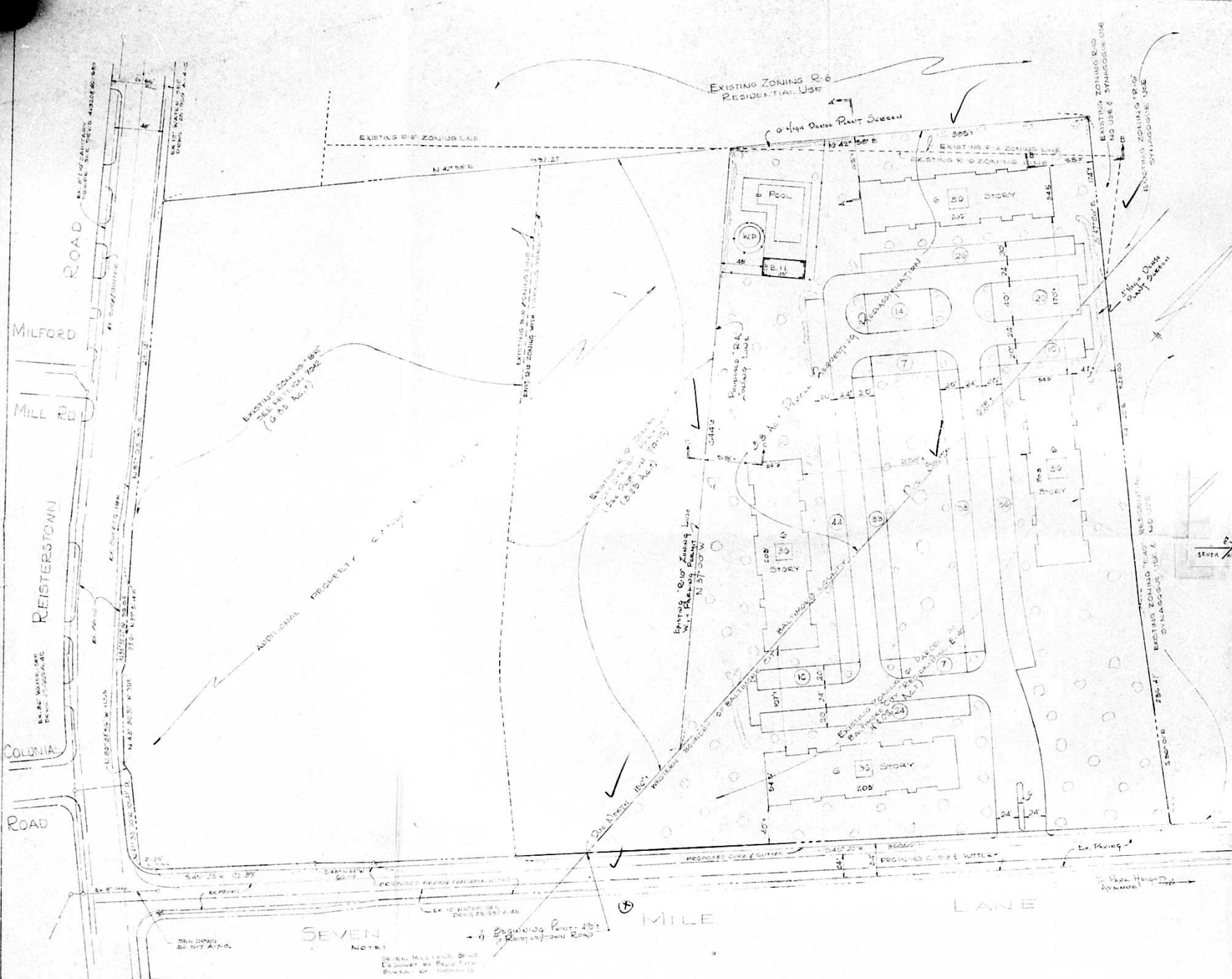
FILED

Zoning Dept. of Baltimore County

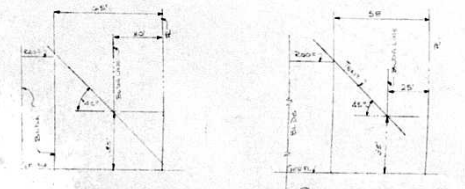
TO: Robert A. Snyder, Auditor, Thomas & Nelson
102 W. Penn. Ave.
Towson, Md. 21204

QUANTITY TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COPIES
1	Position for Reclassification and Special Exception for Chrysler Realty Corp. #71-83-2A		\$50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204



LOCATION PLAN
SCALE 1/4" = 100'



SECTION A-A (Section C-C Opposite Hand)
SECTION B-B
SCALE: HORIZ. 1/4" = 10'
VERT. 1/4" = 40'

- GENERAL NOTES**
1. TOTAL AREA OF PROPERTY EQUALS 15.02 ACRES.
 2. AREA OF PROPERTY REQUESTING RECLASSIFICATION EQUALS 2.5 ACRES.
 3. EXISTING ZONING OF PROPERTY "R-6" WITH HIGH DENSITY RESIDENTIAL USE.
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 12. EXISTING ZONING OF PROPERTY "R-6" WITH HIGH DENSITY RESIDENTIAL USE.

#71-83 RX
OFFICE COPY

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
AT

REISTERSTOWN RD & SEVEN MILE LANE
BALTIMORE COUNTY, MD.
APPROX. 30, 1970
REVISOR: JULY 18, 1970



REVISOR: JULY 18, 1970
MAP #3
SER. 2-C
NW-7-E
RA-X

MATZ, CHILDS & ASSOCIATES
1020 CHURCHILL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
DATE: 7/18/70
DRAWN BY: [Signature]
CHECKED BY: [Signature]

