

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Shrago Allen, legal 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-A zone, for the following reasons:

That, since the previous master plan for the Fourth District was adopted by the County Commissioners on January 18, 1957, certain changes have taken place in the immediate neighborhood of the subject tract or in its environs;

1. A tract of land adjoining the subject tract to the north was reclassified from R-10 to ML in 1961. (Petition No. 5015-R).

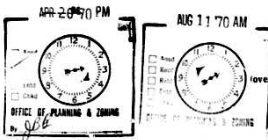
(Continued on sheet attached hereto)

Notice: This Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, does not constitute a change of property use.

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, printing, 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.

Contract purchaser: Shrago Allen Legal Owner
Address: Address Apt. 402, 4709 Connecticut Ave., N.W.
Washington, D.C. 20008
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of August, 1970, 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 14th day of September, 1970, at 2:00 o'clock.



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-893-0900

DESCRIPTION

18.6752 ACRE PARCEL, SOUTHWEST SIDE OF
WESTERN MARYLAND RAILROAD, NORTHWEST SIDE OF
PROPOSED GLYNDON DRIVE, FOURTH ELECTION DISTRICT,
BALTIMORE COUNTY, MARYLAND

This Description is for "R-A" Zoning.

Beginning for the same at a point on the east outline of Section IV Crandon record among the Land Records of Baltimore County in Plat Book W. J. R. 31, page 9, said point being distant two courses from the center of Lampport Road, as measured along said east outline, and along the east outline of Section 1, Crandon, N 33° 34' 25" E 132.00 feet and N 05° 20' 15" W 54.89 feet, said point in Lampport Road being distant 180 feet more or less easterly from the center of Chargeur Road, running thence binding on the westerly outlines of the land conveyed in the deed from the Mardel Corporation to Shrago Allen, dated June 21, 1967, and recorded among the Land Records of Baltimore County in Liber O. T. G. 4771, Page 520, four courses, (1) N. 5° 20' 15" W. 11.11 feet, (2) N. 29° 04' 15" W. 242.38', (3) N. 21° 05' 25" W. 490.58 feet, and (4) N. 30° 28' 35" E. 357.00 feet to the southwest side of the Western Maryland Railroad, thence binding on the southwest side of said railroad (5) S. 49° 26' 25" E. 1388.20 feet, thence binding on a part of the southeast outline of said land, conveyed to Shrago Allen (6) S. 19° 48' 25" W.

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

Re: Petition for Reclassification from R-10 to R-A Zone - N/W Cor. Glyndon Drive and Lampport Road, 4th District Shrago Allen, Petitioner No. 71-96-R

ORDER OF DISMISSAL

The petitioner in the foregoing case has withdrawn his petition and the matter is DISMISSED without prejudice.

Edward D. Hardisty
Zoning Commissioner of
Baltimore County

Date: 9/16/70

ORDER RECEIVED FOR FILING
DATE 9/16/70
BY gch/pe
gch/pe

SHRAGO H. ALLEN
1700 CONNECTICUT AVE., N.W.
WASHINGTON, D.C. 20008

August 26, 1970

Mr. James S. Dyer,
Zoning Supervisor
Baltimore County Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Dyer;

I would like to withdraw my application for Reclassification, No. 71-96-R, of my property located at the NW corner of Glyndon Drive and Lampport Road, 4th District, Baltimore County, Maryland. Thank you.



Very truly yours,
Shrago Allen

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Zoning Commissioner Date: September 9, 1970
FROM: Mr. George E. Gavellis, Director of Planning
SUBJECT: Petition #71-96-R, Northwest corner of Glyndon Drive and Lampport Road
Petition for Reclassification from R-10 to R-A.
Shrago Allen - Petitioner

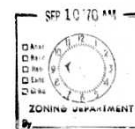
4th District

HEARING: Monday, September 14, 1970 (2:00 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.

In making its recommendations for comprehensive rezoning this portion of the County, the Planning Board has proposed that the subject property be zoned for R-A (O.R. 16) purposes. The Planning Board felt that the impact of the railroad and of adjacent industrial zoning, together with a relocation of Glyndon Drive over the railroad, justified the creation of apartment potentials here. The adjacency to the proposed Glyndon Elementary School also makes such use appropriate. However, access to the subject property should not be secured by means of Lampport Road. This office will not approve building permits for the subject property until such time as Glyndon Drive is constructed from this property to Bond Avenue.

GEG:msh



REASONS TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION OF SHRAGO ALLEN PROPERTY, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND, Continued

2. The Baltimore County Board of Education has purchased one tract and has condemned two other tracts of land adjoining the subject tract to the south as a site for the Glyndon Elementary School.
 3. The Franklin High School has been built at Reisterstown Road and Cherry Hill Road.
 4. A tract of land to the south of, and directly across Bond Avenue from Glyndon Elementary School site was reclassified from ML to R-A in 1964, (Petition No. 65-162R), and apartment units are presently being erected thereon.
 5. A tract of land immediately adjoining (4) above was reclassified from ML to R-A in 1969, (Petition No. 69-247-R).
 6. Shopping centers have been built at Reisterstown Road and Chartley Drive and at Reisterstown Road and Cherry Hill Road, and many smaller service commercial areas have been developed.
 7. A water storage tower has been built near Reisterstown Road and Nicodemus Road to service the Reisterstown area, and water mains have been drawn to, or about to be drawn to, the boundaries of the subject tract.
 8. Glyndon Drive, which will traverse the subject tract, has been constructed from Reisterstown Road to Bond Avenue and has been aligned from there to Central Avenue. It has been designated a collector street between its interchange with the proposed Northwest Expressway and its interchange with the proposed Bonita Expressway.
- In addition to the aforementioned changes, certain other factors support the requested reclassification:
1. The subject tract is traversed by the Gwynns Falls Interceptor Sewer, and existing utilities are adequate to serve the requested reclassification.

2. A representative of the Baltimore County Traffic Engineering Department has stated informally that Glyndon Drive will be able to carry the traffic to be generated by the requested reclassification.
3. The subject tract is shielded from adjoining land classified R-10, not owned by the Petitioner, (i) by the tracts of Western Maryland Railroad, (ii) by heavily wooded stream beds, and (iii) by land classified R-10, presently owned by the Petitioner.



11-25-70

We are in accord with the proposed alignment, right-of-way pavement width of proposed Glyndon Drive as shown on the subject plan. Preliminary plans showing the proposed horizontal and vertical alignment are on file in the street, Road end bridge Design Group of the Bureau of Engineering and are available for inspection.

Public water supply can be made available to serve this property by extension of the water main existing in Lamport Road. Public water mains would be required to be extended within the limits of all public roads required in connection with the development of this property.

Petitioner to comply with all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted. Also, see Sec. 409 10H on Parking Lots.

Enclosure

[illegible]

Petitioner's Attorney

Reviewed by Walter L. Hayes
Chairman of the
Advisory Committee

