PETITION FOR ZONING RE-CLASSIFICATION 71-96R AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Legel water. of the property situate is Baltimore #4

Coasty and which is described in the description and plat attached bereto and made a part hereof. y petition (1) that the zoning status of the herein described property be re-classito the Zoning Law of Baltimore County, from an......R-10.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

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)

Property is to be posted and advertised as prescribed by Zoning Regulat L or we, agree to pay expenses of above re-classification and/or Special Exception advertising porting, etc., upon filing of this politicu, 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 Baltimor

Though all Legal Own

Address Apt. 402, 4700 Connecticut Ave. N. W. Washington, D.C. 2000b

Protestant's Attorney

NW-167

1-964

DERED By The Zoning Commissioner of Bultimore County, this 11th day , 19070, that the subject matter of this petition be advertised, as ed by the Zoning Law of Baltimore County, in two newspapers of general circul ore County, that property be posted, and that the public hearing be had before the Zoning

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,

W. J. R. 31, page 9, said point being distant two courses from the center of Lamport Road, as measured along said east outline, and along the east

ation 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. v0 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.

Peginning 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

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 Lamport 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 Corpor-

si ner of Baltimore County in Room 106, County Office Building in Towson, Baltimor

MCA DOD

CONSULTING



96-10

ORDER RECEIVED FOR FILING

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

ORDER OF DISMISSAL

The petitioner in the aforegoing case has withdrawn his petition and the matter is DISMISSED without prejudice

Edward D. Hurdes 7 Zoning Commissioner of Baltimore County

9/16/20

MCA

209. 31 feet to a point on the northwest side of Glyndon Drive proposed, 70 feet wide, thence binding on the northwest side of said Glyndon Drive (7) S. 41° 01' 23" W. 384. 97 feet, thence for a new line, (8) N. 56° 55' 20" W. 736.07 feet to the place of beginning.

Containing 18, 6752 acres of land

J.O. #59177

RWB:ilm

April 17 1970

SHRAGO H. ALLEN

august 26,1970

Mr. James F. Dyer, Forming Spectarion Beldware Grandy Office & Mouning and Francis Towners, Manyland 21201

Dear Mr. Dyc;

I would like to witedraw my application for Reclassification, Nr. 71-96-R, of my projecty buted at in the Western Wayford Reilroad and proposed Alyndon Dring, Reistration. Thank you.



Very toly Jours, Always . When

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENC

Mr. Edward D. Hardesty, Zoning Commissioner September 9, 1970

Mr. George E. Gavrelis, Director of Planning

Petition *71-96-R. Northwest corner of Glywan, and and Lamport 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 comprehensively rezoning this partian of the County, the Planning Board has proposed that the subject property be zoned for R.A. (D. R. 16) purposes. The Planning Board feit that the impact of the railroad and of adjacent industrial zoning, together with a reflection 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 Lamport 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

(1)

- The Baltimore County Board of Education has purchased one tract and has condemned two o her tracts of land adjoining the subject tract ic the south as a site for the Glyndon Elementary School.
- The Franklin High School has been built at Reisterstown Road and Cherry Hill Road.
- 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.
- A tract of land immediately adjoining (4) above was reclassified from ML to R A in 1969, (Petition No. 69-247-R).
- 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 days local.
- A water storage tower has been built near Reisturstown 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
- 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 Franca, way.

In addition to the aforementioned changes, certain other factors support the requested reclassification;

1. The subject tract is traversed by the Gwynns Falls Interceptor The subject tract is traversed by the Gwynns Falls Interceptor Sewer, and existing utilities are adequate to serve the requested reclassification. 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.

0

3. The ubject 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. CLUENT STIRS

STATE BOADS & OWNER

BUILDING DEPARTMENT BOARD OF EDUCATION CONNE ADMINISTRATIO August 12, 1970

Mr. Shrago Allen Apt. 402, 4700 Connecticut Avenue, N.W. Washington, O.C. 20008

RE: Type of Horing: Reclassification from an R-10 zone to an RA zone Locations SA of Mostern Md. R.R., M/M sice of proposed Glyndon Dr., Petitioner: Shagra Allen Committee Nacting of Nay 5, 1970 4th District Item 230

Dear Sire

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

review and inspections. The property is presently a wooded unimproved tract of land, with the property to the south improved with a mushroom farty, owned by the patitioner. The property to the wast, owned by the patitioner. The property to the wast - duellings to 10 20 years of age, in excellent repair. The property to the north is bounded by the Western Haryland Refired right-of-way. Lempor trace dedenies at the property to the west. The proposed Glyndom Drive is a page attent time.

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

We are in accord with the proposed alignment, right-of-way pavecent 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 and bridge Gessing Group of the Bureau of Engineering and are available for inspection.

Hr. Shrago Aller Item 290 Page 2

August 12 . 1970

Pichways: (Continued)

Since the proposed reclassification of the subject property has a great affect on the requirements for public roads in the overall vicinity of this property, the need and requirements for public or arrives roads, including the roads of the

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, a storm drainage study, drainage facilities and easements or flood plain reservations will be required in connection with the proposed development of the subject property.

The petitioner must provide necessary drainage facilities (temporary or persahent) to prevent creating any nuisances or damages to adjacent of provide the concentration of surface seters. Correction of any problem which by the concentration of surface seters. Correction installation of drainage facilities, would be the full responsibility of the petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, demaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top poil.

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.

Sanitary Sewers

Public sanitary sewerage is available to serve this property.

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.

August 15 . 1970

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the

The Joint Subdivision Planning Cosmittee will have to determine whether Wabash Avenue will have to be provided for when this property is submitted for review.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject netition is requesting a change from R10 to RA of 18.67 acres. This should increase the trip density from 650 trips to 2200 trips per day.

The only possible access to the subject site at this time is via Lamport Road. This road is desirred for low density residential traffic. Glyndon Drive is to be built by covelapers and some time may pass before it is constructed.

FIRE DEPARTMENT:

Owner shall be required to comply to all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Provention Code when construction plans are submitted for approval.

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

BOARD OF EDUCATION:

Thu Franklin Elementary School with a capacity of 720 and an animal ment of 855 (as of Sept. 17) services this area. A new school engineers Elementary" is a Schoduled for a 1973-74 ocening and will have a capacity of the school of the school of the school of the school of Vestern Rayland Bailrook.

The area as currently zoned could ultimately yield approximately 36 publis, while a rezoning to apartments could ultimately yield approximately 81 pupils.

BUILDING ENGINEER'S OFFICE:

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

HEALTH DEPARTMENT:

Public water and sewers are available.

Swimming Fool Comments: Prior to approval of a public pool on this site, two Complete sets of plans and specifications of the pool and bathhouse must be submitted to the Baltimore County Department of Health for review and approval.

Air Follution Comments: The building or buildings on this site may be subject to registration and commission with the Maryland State Meals Air Follution Control Regulations. Additional information may be obtained from the Building Air Follution, Beltimore County Description of Health.

ZONING ADMINISTRATION DIVISION:

Hr. Shrago Allen It m 290 Page 4

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.

Allene & Migai OLIVER L. MYERS, Chairman

August 12 . 1970

0LN:JD

Enclosur

ORIGINAL OFFICE OF S IMIL Trinummes & RANDALLSTOWN, MD. 21133 august 31, 1970 THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimer County of Baltimore County using fc: the same at a point or, t outline of Section IV Crandon among the Lund Records of ore County in Plat Book W.J.R. was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One XEDNESKIX weeks before the 31st day of aug., 1970, that is to say, the same was inserted in the issue of August 27, 1970. STROMBERG PUBLICATIONS, Inc. binding on the southwest its id railroad (5) S 49° 25° 25° 1 Then, thence binding on a par By Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON. MD. August 27, 19.70 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 appearing on the 27th day of August 19...70

THE JEFFERSONIAN. I Leanh So

Cost of Advertisen

TELEPHONE 494-2413 No. 73857 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Dicision COURT HOUSE \$55.75 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

BALTITORE COUNTY, MARYI IND No. 73785 OFFICE OF FINANCE Res. are Division COURT HOUSE CI IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

BALTIMONE	COOY OFFICE OF PLANNING AND ZONIX
Ar. Shrage Allen Apt. 402, 4700 Connecticut Ar	
Vashington, D.C. 20008	Towson, Karyland 21204
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	ties and accepted for filing this
	day of August . 1970
	Q0 11 1910
	SCHARD D. MARDEST Hardest
Poster -	Zo. ting Commissioner
Petitioner Shagro Allen	- Control of the cont
Petitioner's Attorney	Mi n
	Reviewed by Mun Ty
	chairman of the
	Advisory Committee

