

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Monumental Properties, Inc., 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an R.A. zone to an ARCH zone, for the following reasons:

1. Error in the original zoning
2. Change in the Character of the neighborhood
3. And for other reasons set forth in the Memorandum attached hereto in compliance with Bill 72.

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:

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 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.

Contract purchaser: Monumental Properties, Inc.
 Address: 900 Sun Life Bldg., Charles Center, Baltimore, Md. 21201
 Legal Owner: Marvin S. William
 Address: 900 Sun Life Bldg., Charles Center, Baltimore, Md. 21201
 Petitioner's Attorney: Fred E. Waldrop
 Protestant's Attorney: _____

Address: 202 Loyola Federal Bldg., Towson, Md. 828-5688
 ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of August, 1970, that the subject matter of this petition be advertised, as of August, 1970, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of September, 1970, at 10:00 o'clock.

Charles D. Harder
 Zoning Commissioner of Baltimore County.

JAMES S. SPANIER & ASSOCIATES
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 8011 YORK ROAD - TOWSON, MD. 21204

DATE: 8-24-70
 Zoning Description: Monumental Properties, Inc., East, etc.

Beginning for the same on the north side of White Pine Road, 66 feet wide at the distance of 399.34 feet measured along the said north side of White Pine Road from the east side of Bowley's Quarters Road, 70 feet wide as shown on a Plat of Carrollwood Apartments and part of Section Three Carrollwood, filed among the Plat Records of Baltimore County in Plat Book R.A. #30, Folio 139, thence binding 1 - S 89° 57' 57" E 2197.94 feet thence for lines of division the seven following courses and distances:

- 1 - S 89° 57' 57" E 2197.94 feet
- 2 - N 90° 02' 03" E 85.00 feet
- 3 - N 89° 57' 57" E 21.00 feet
- 4 - N 90° 02' 03" E 85.00 feet
- 5 - N 89° 57' 57" E 21.00 feet
- 6 - S 89° 57' 57" E 21.00 feet
- 7 - N 89° 57' 57" E 21.00 feet
- 8 - S 89° 57' 57" E 21.00 feet to the place of beginning.

Containing 0.192 Acres of land more or less.

PETITION FOR RECLASSIFICATION:
 From R.A. to B. L.
 BEFORE THE
 White Pine Road, 15th Election District
 Baltimore County, Maryland
 0.492 acres of land more or less
MONUMENTAL PROPERTIES, INC.
 Petitioners
 BALTIMORE COUNTY

MEMORANDUM
 Petitioners, MONUMENTAL PROPERTIES, INC., by FRED E. WALDROP, its attorney, pursuant to the requirements of Bill 72 (1969) of the County Council of Baltimore, County, Maryland, assign the following reasons in support of their petition for zoning reclassification:

1. Error in original zoning -- original plan did not take into effect the future growth of the eastern area and the need for commercial use in that area.
2. Genuine change in the character of the immediate neighborhood. The following changes have occurred in the immediate area:
 - (a) No. 66-165-X - NE corner of Eastern Ave. and Ganges Road
 Special Exception for Trailer Park
 Granted by Board of Appeals January 6, 1967.
 - (b) No. 68-12-4 - SE corner of Woodland Avenue and Hughes Shore Road
 Special Exception for Boat yard
 Granted by Zoning Commissioner August 15, 1968
 - (c) 68-12-R SE corner Bowley's Quarter and Chesnut
 From R-40 to B. L.
 Granted by Zoning Commissioner July 12, 1967
3. The granting of Petitioner's request will benefit the community by avoiding needed commercial development in the area
4. For such other and further reasons to be submitted at the time of hearing.

FRED E. WALDROP

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Invoice No. 73798
 DATE: 8-24-70
 TO: Monumental Properties, Inc.
 900 Sun Life Bldg.
 Baltimore, Md. 21201
 RETURN THIS PORTION WITH YOUR REMITTANCE
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
 Invoice No. 73875
 DATE: 8-24-70
 TO: Monumental Properties, Inc.
 900 Sun Life Bldg.
 Baltimore, Md. 21201
 RETURN THIS PORTION WITH YOUR REMITTANCE
 DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

Fred E. Waldrop, Esquire
 202 Loyola Federal Building
 Towson, Maryland 21204

RE: Type of Hearing: Reclassification from an RA zone to BL
 Location: 1/3 White Pine Road, 399.34 feet wide at the distance of 399.34 feet from the east side of Bowley's Quarters Road
 Petitioner: Monumental Properties, Inc.
 Committee Meeting of April 28, 1970
 15th District
 Item 255

Dear Mr. Waldrop:

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

The subject property is improved with a community building, for the Town and Country East Apartments and is completely surrounded by apartments both existing and under construction. White Pine Road is improved with concrete curb and gutter.

REPAIR OF ENGINEERING:

Since required highway improvements and utilities have been constructed or are secured by Public Works Agreement #16510, executed in conjunction with the development of Carrollwood Apartments, this office has no further comment in regard to the plat submitted for review by the Zoning Advisory Committee in connection with the subject item.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following comments:

The plan must be revised to show:

1. The density calculation of Parcel A.
2. The number of apartments that are built.
3. How this proposal affects this density.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from RA to BL of one-half an acre of land. This should increase the trip density of the subject property from 60 trips to 300 trips per day. This size increase should have no major effect on traffic in the area. However, should additional lands become rezoned to BL, then some problems can be anticipated.

Fred E. Waldrop, Esquire
 202 Loyola Federal Building
 Towson, Maryland 21204
 Item 255

June 11, 1970

BUILDING DEPARTMENT OFFICE:

Petitioner to meet all applicable requirements of Baltimore County Building Code and regulations. See Business Occupancies Section 404.

HEALTH DEPARTMENT:

Public water and sewers are available.

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

FIRE DEPARTMENT:

The Fire Department has no comment on the proposed site.

BOARD OF EDUCATION:

Would not influence student population.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time that the Petitioner revises his plan to indicate the items listed by the Project Planning Division.

Very truly yours,

Oliver L. Myers
 OLIVER L. MYERS
 Chairman

OLM:m

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Mandley, Zoning Commissioner
 FROM: Mr. George E. Cavellis, Director of Planning
 DATE: September 17, 1970

SUBJECT: Petition #71-105-R. North side of White Pine Road 399.24 feet east of Bowley's Quarters Road.
 Petition for Reclassification from R.A. to B.L.
 Monumental Properties, Inc. - Petitioners

15th District

HEARING: Tuesday, September 21, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R.A. to B.L. zoning and offers the following advisory comments:

The subject request is in conflict with the comprehensive zoning maps approved for public hearing by the Planning Board on September 10, 1970. If, in fact, the intent is to use this site for professional offices, then it would appear that a special exception in the present R.A. zone would be in order, rather than spot zoning.

In checking the land use maps for this area, it would also appear that a sufficient amount of undeveloped commercial land exists to satisfy the public need.

PETITION FOR RECLASSIFICATION
 FROM R.A. TO B.L. ZONE
 LOCATION: North side of White Pine Road 399.24 feet east of Bowley's Quarters Road, 70 feet wide at the distance of 399.24 feet from the east side of Bowley's Quarters Road, 70 feet wide as shown on a Plat of Carrollwood Apartments and part of Section Three Carrollwood, filed among the Plat Records of Baltimore County in Plat Book R.A. #30, Folio 139, thence binding 1 - S 89° 57' 57" E 2197.94 feet thence for lines of division the seven following courses and distances:
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 Containing 0.192 Acres of land more or less.

THE ESSEX TIMES
 ESSEX, MD. 21221 September 8, 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Mandley, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One WEEKS WEEKS before the 21st day of Sept., 1970 that is to say, the same was inserted in the issue of Sept. 8, 1970.

STROMBERG PUBLICATIONS, Inc.

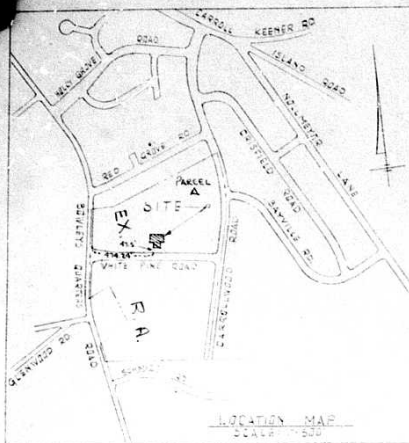
Richard Morgan

Zoning Commissioner of Baltimore County

Petitioner Monumental Properties, Inc.
 Petitioner's Attorney Frank J. Mulder Reviewed by Oliver L. Myers
 Chairman of the
 Advisory Committee

District 15th Date of Posting Sept 3rd 1920
 Posted for Neely, Texas, Sept 22, 1920 C 10:00 AM
 Petitioner: Monumental Properties
 Location of property: N. White Pine Rd. 3.01 mi East of
Browning, Lincoln, Neb.
 Location of Sign: 1 sign, Ballistic Park of Browning in
Heart of Touring Park
 Remarks:
 Posted by Paul H. Kiser Date of return Sept 10 - 1920
 Signature

MICROFILMED



REVISED PLANS

#255

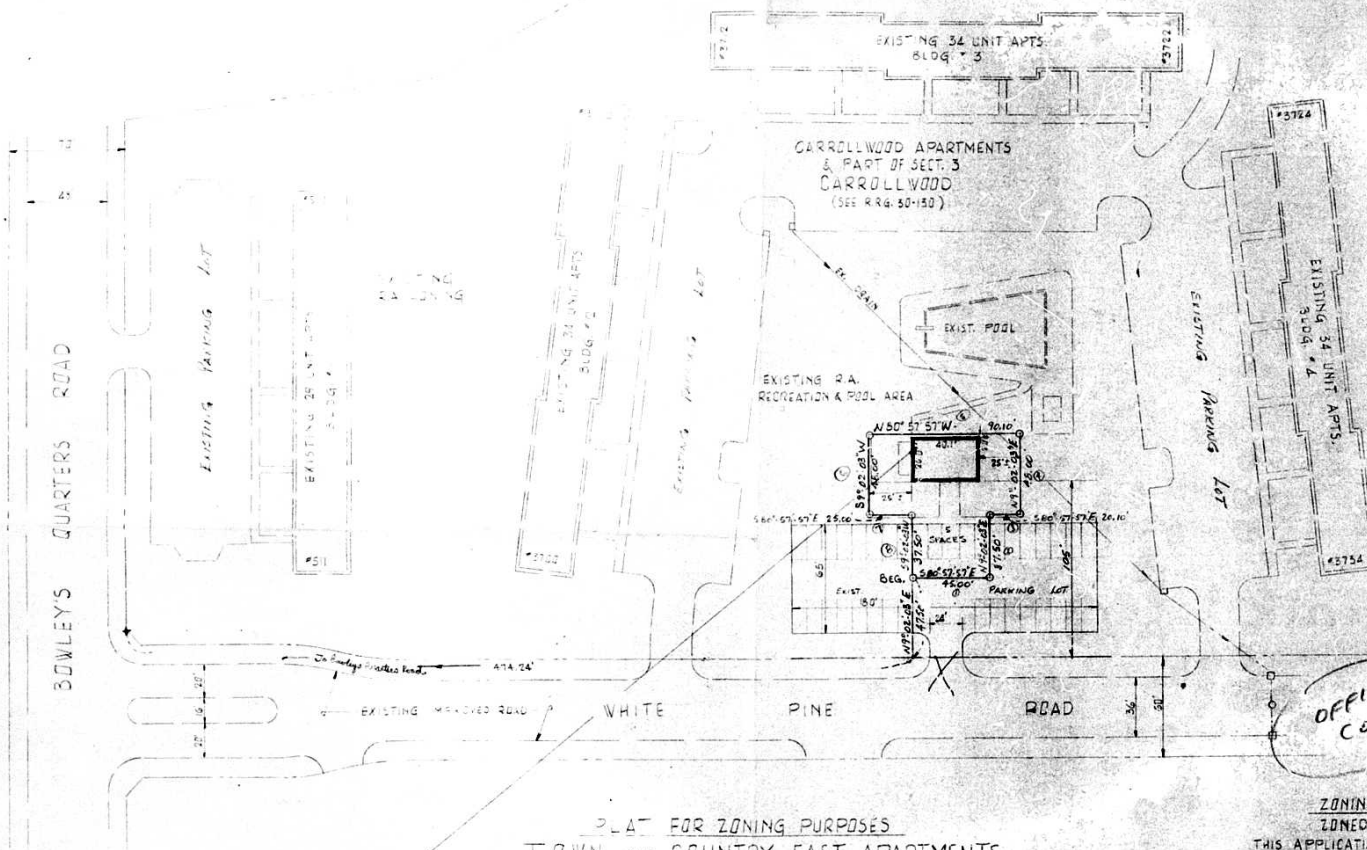
JUL 14 10 AM



MONUMENTAL PROPERTIES

OFFICE COPY
#255

DENSITY DATA	PARCEL A	THIS APPLICATION	REMANDED
GROSS AREA	18.18	0.138	18.04
LESS AREA STREETS & R/W	1.48	—	1.48
NET AREA	11.70	0.138	11.56
ALLOWABLE GROSS	210.9	—	208.6
ALLOWABLE NET	210.6	—	208.1
PERMITTED NO. UNITS	210.6	—	208.1
EXISTING NO. UNITS	199	—	199
ACTUAL GROSS	15.1	—	15.3
ACTUAL NET	17.0	—	17.2
PARKING SPACES	329	5	324



#71-105R

MAP
S-B
EASTERN
AREA
NE-4-K
BL

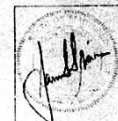
OFFICE COPY

PLAT FOR ZONING PURPOSES
TOWN AND COUNTRY EAST APARTMENTS
15TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND
FEBRUARY 25, 1970
SCALE: 1" = 40'

ZONING DATA
ZONED: R-A
THIS APPLICATION FOR B-L
USE: PROFESSIONAL OFFICES

NOTE: EXISTING BUILDING - 24' x 40'
LAND AREA = 6012 SQ. FT. = 0.138 AC.
BUILDING AREA = 1028 SQ. FT.
PARKING REQUIRED = 5 SPACES
PARKING PROVIDED = 5 SPACES

OWNER
MONUMENTAL PROPERTIES, INC.
900 SUN LIFE BLDG. CHARLES CENTER
BALTIMORE, MARYLAND 21201



JAMES S. SPAMER & ASSOCIATES
ENGINEERS AND SURVEYORS
8017 YORK ROAD
TOWSON, MARYLAND

