

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, the undersigned, legal owners 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 R-10 to R-A zone to an R-A zone, for the following reasons:

That there has been a change in the character of the neighborhood, and the best and most logical use for the property at this time is for apartment use.

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, 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 of Baltimore County.

NEIL J. LEWIS Contract purchaser
Address 253 Equitable Building
Baltimore, Maryland 21202

William R. Moore & Son, Inc. Legal Owner
Address 30 E. Mount Airy Road
Baltimore, Maryland 21202

Robert D. Hardesty Petitioner's Attorney
Address 1100 A
9/18/70

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of September, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of September, 1970, at 4:00 o'clock P.M.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

11:00 A
9/18/70
3 signs

MEMORANDUM OF PAUL W. RHODES, RUSSELL W. AND JUNE C. ALLEN, GEORGE E. STARR AND WILLIAM R. AND LOUISE MOORE IN SUPPORT OF PETITION FOR ZONING RE-CLASSIFICATION

A Petition has been filed to re-classify 21.90 acres in Owings Mills from "R-10" to "R-A" zoning. The present best use of this property is for garden apartments.

Water and sewer are available to this site, and this property is adjacent to other garden apartments. In view of the character of the neighborhood, the Petitioners believe that the "R-A" zoning should be granted in accordance with accepted zoning principles.

NEIL J. LEWIS
253 Equitable Building
Baltimore, Maryland 21202
727-7643

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: September 28, 1970
FROM: Mr. George E. Gavalliti, Director of Planning
SUBJECT: Petition #71-110-R. Southwest side of Pleasant Ridge Drive, 466.92 feet northwest of Enchanted Hills Road. Petition for Reclassification from R-10 to R-A. Paul W. Rhodes, et al - Petitioners

3rd District

HEARING: Monday, September 28, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R-A zoning and has the following advisory comments to make:

Even though the subject property is adjacent to existing R-A zoning on two sides, the proposed zoning map adopted for public hearing on September 10, 1970, by the Planning Board recommends D.R. 3.5 zoning be applied to this property. The Staff feels that any significant amount of additional R-A will create additional overburdening of capacity Temple Grove Elementary School, aggravate existing travel discomforts in the Reisterstown Corridor, and create an undesirable overall neighborhood balance of densities and housing.

The permanent relief for Owings Mills Elementary School, a new elementary school near the subject property, is not funded in the County's Capital Program. No improvements to Reisterstown Road are in the State Road Commission Five-year Program. Northwestern Expressway, which would provide some relief to Reisterstown Road, is, however, in the State Road Commission Five-year Construction Program. No firm completion date for the Expressway has been announced.

GEG:NG:msh



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COMMITTEE OFFICE: 1100 A
11th & Park Roads
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Neil J. Lewis, Esquire
253 Equitable Building
Baltimore, Maryland 21202

RE: Type of Hearing: Reclassification
Location: 1/2 Pleasant Ridge Drive, SW
NW. of Enchanted Hills Road
Petitioners: Paul W. Rhodes, et al
14th District
Item 272

Dear Mr. Lewis:

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 presently an unimproved tract of land. The property to the southeast is improved with an apartment project. The remaining surrounding properties are improved with residential buildings and vacant land. Pleasant Ridge Drive, dead ends at the Petitioner's property at the southeastern most property line and is improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

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.

Highways:

Access to this site shall be from Pleasant Ridge Road which will be extended through this property. Proposed improvements are for a 1/2-foot closed roadway within a 60-foot right-of-way. Highway right-of-way and improvements would be required in connection with a subsequent development of this property.

The exact alignment of Pleasant Ridge Road and the disposition of Pleasant Hill Road and the 50-foot right-of-way known as Warner Road will be established at such time as this property is reviewed by the Joint Subdivision Planning Committee.

Neil J. Lewis, Esquire
Item 272

All entrance locations are subject to the approval of the Department of Traffic Engineering and the Office of Planning Zoning.

Storm Drains:

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

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper 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, damaging private and public holdings downstream 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.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply can be made available to serve this property via private water main systems from the existing public water main in Warner Road and/or from the extension of the public main in Pleasant Ridge Drive which will be required with any subsequent development of this site.

Sufficient information in regard to water demands, including fire protection requirements, is not indicated on the subject plans. Since the existing water main are for different zones of service and a tie-in to the existing 36-inch main which traverses this property will probably be required, the petitioner's engineer should further investigate service to this property with the Chief of the Water Design Section of the Baltimore County Bureau of Engineering.

Neil J. Lewis, Esquire
Item 272

PROJECT PLANNING DIVISION:

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

The alignment of Pleasant Ridge Drive and other road alignments, whether public or private will be determined by the Joint Subdivision Planning Commission. The area of the floor plans must be determined and that which exceeds 15% of the property must be deducted from the gross acreage.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R-10 to R-A zoning. This change should increase the trip density from 700 trips per day to 2000 trips per day. This increase will only compound the problems at Enchanted Hills Road and Reisterstown Road.

BUILDING ENGINEERING OFFICE:

Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

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:

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

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

Neil J. Lewis, Esquire
Item 272

BOARD OF EDUCATION:

The Owings Mills Elementary School with a capacity of 820 and an enrollment of 815 (as of September 17) services this area.

The area as currently zoned could possibly yield approximately 52 students while rezoning to apartments could yield approximately 98 pupils if the allowed number of units were built.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the general notes are revised to indicate the amount of acreage to be excluded from the density that falls within the storm drain reservation area.

Very truly yours,

Oliver L. Myers
Chairman

OLM:msh

Enclosures

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of...

the above Reclassification should be had, and it further appearing that by reason of...

a Special Exception for a... should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 1971, that the herein described property or area should be and the same is hereby reclassified; from a... zone to a... zone, and/or a Special Exception for a... should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show error on the original zoning map... or substantial change in the character of the neighborhood...

the above reclassification should NOT BE HAD, and no Special Exception should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of April 1971, 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 to and remain in R-10 zone, under the Special Exception for xxxxxxxx.

Edward D. Hardisty
Zoning Commissioner of Baltimore County



NW-13H

Assoc. of
John C. Childs, L.S.
Associates
George W. Childs, L.S.
Robert W. Childs, L.S.
Leona M. Childs, L.S.
Edward D. Childs, L.S.
Paul L. Childs, L.S.
Paul R. Childs, L.S.

DESCRIPTION

21.90 ACRE PARCEL, NORTHEAST OF REISTERSTOWN ROAD, SOUTH-
EAST OF GWYNBROOK AVENUE AND WEST OF PLEASANT RIDGE
DRIVE, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARY-
LAND.

Existing Zoning: "R-10"

Proposed Zoning: "R-A"

Beginning for the same at a point on the southwest side of Pleasant Ridge Drive, 60 feet wide, as shown on the Plat of Allison Gardens, recorded among the Land Records of Baltimore County in Plat Book O, T. G. 31 Page 73, said beginning point being the point of intersection of the southwest side of said Pleasant Ridge Drive and the northwestern outlines of the land shown on said plat, said beginning point being also at the distance of 466.82 feet, as measured northwesterly along said southwest side of Pleasant Ridge Drive from its intersection with the northwest side of Enchanted Hill Road running thence and binding on said outlines the four following courses and distances: (1) N 45° 17' 40" E - 219.69 feet, (2) N 84° 20' 30" E - 262.29 feet, (3) N 10° 36' 00" E - 337.00 feet, and (4) N 09° 44' 20" E - 129 feet, more or less, thence leaving said outline and running for the five following courses and distances: (5) S 45° 19' 55" W - 470 feet, more or less, (6) westerly - 101 feet, more or less, (7) N 55° 06' 50" W - 449 feet, more or

Water supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Plants, ■ Reports

Page Two

less, (8) N 24° 31' 30" W - 292 feet, more or less, and (9) S 46° 46' 35" W - 1107 feet, more or less, to the southwest side of a 50 feet right of way, known as Wanner Road, thence binding thereon (10) S 43° 17' 34" E - 815 feet, more or less, thence (11) N 45° 19' 55" E - 25 feet, more or less to the center of said right of way, thence binding thereon, (12) N 43° 17' 34" W - 100 feet, more or less, thence leaving said center of said right of way and running for the five following courses and distances, (13) N 45° 19' 55" E - 426 feet, more or less, (14) southeasterly - 101 feet, more or less, (15) N 45° 19' 55" E - 60 feet, more or less, (16) southeasterly - 100 feet, more or less, and (17) N 45° 17' 40" E - 142 feet, more or less to the westernmost corner of the land shown on the aforementioned plat, thence binding on the northwestern outline of the land shown on said plat, (18) N 45° 17' 40" E - 788.61 feet, to the place of beginning.

Containing 21.90 acres of land, more or less.

PPK:impl

J.O. #66163

February 22, 1968



ZONING CHANGES

VICINITY

REISTERSTOWN RD. & PLEASANT HILL ROAD

- Petition No. 4125 BL - Southwest Corner Reisterstown Road & Pleasant Hill Road. Granted by Board of Appeals 8-22-57. Approved County Council on 10/15/57.
- Petition No. 5012 - Northeast Corner Reisterstown Road & Tollgate Road. From R-10 to B-L. Granted by Zoning Commission - 8/2/60.
- Petition No. 5148 - 550' Northwest from Reisterstown Road & Pleasant Hill Road. R-10 to B-L. Granted by Deputy Zoning Commissioner 11/30/60.
- Petition No. 5560 - Northeast Side Reisterstown Road, 636' Southeast Pleasant Hill Road. From R-10 to P-A. Granted County Board of Appeals 7/2/63.
- Petition No. 5720 - I-83/H 790' from Intersection of Reisterstown Road & Bertha Avenue. From R-10 to R-A. Granted by Zoning Commissioner 12/28/64.
- Petition No. 64-65 - Northeast side Reisterstown Rd., 900' South of Gwynnbrook Avenue. From R-10 to R-A. Granted by Deputy Zoning Commissioner 3/9/64.
- Petition No. 65-31R - East side Straw Hat Road, 578' Northeast Reisterstown Road. From R-10 to R-A. Granted by Zoning Commissioner 7/30/64.
- Petition No. 64-143R - 65.33' East of Reisterstown Road & South Side Straw Hat Road. From R-10 to R-A. Granted by Zoning Commissioner 5/21/64.
- Petition No. 65-176R - Southeast Side Pleasant Hill Road, 650' from Reisterstown Road. From R-10 to R-A. Granted by Zoning Commissioner 12/10/64.
- Petition No. 66-157R - Southwest Side Reisterstown Road, 115.5' Northwest Pleasant Hill Road. From R-10 to B-L. Granted by Deputy Zoning Commissioner 1/5/66.
- Petition No. 66-253R - East side Straw Hat Road, 578.87' Northeast Reisterstown Road. From R-10 to R-A & 100'. Granted by Zoning Commissioner 7/25/66.
- Petition No. 70-128 - Southwest Corner Reisterstown Rd. & Pleasant Hill Road. From R-10 to B-L. Granted by Deputy Zoning Commissioner 1/13/70.
- Petition No. 70-119-UN - Northeast Corner Reisterstown Road & Pleasant Hill Road. From R-10 to R-A. Granted by Deputy Zoning Commissioner 1/13/70.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 10, 1970.

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 of six (6) consecutive weeks before the... 28th... day of... September... 1970, the first publication appearing on the... 10th... day of... September... 1970.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$...

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: SEPT. 14-1970
Posted for: RECLASSIFICATION FROM R-10 TO R-A
Petitioner: PAUL M. RHOADS
Location of property: S.W. of PLEASANT RIDGE DRIVE, 466.82' N.W. of ENCHANTED HILL ROAD
Location of Sign: @ END OF PLEASANT RIDGE DR. 2 N.W. of PLEASANT HILL ROAD WITH FT. MARK @ 30 FT. - PLEASANT HILL RD.
Remarks:
Posted by: Charles P. Hinchey Date of return: SEPT. 18-1970

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Paul J. Lewis, Esquire
353 Equitable Building
Baltimore, Md. 21202

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

18th day of August, 1970

Edward D. Hardisty
EDWARD D. HARDISTY
Zoning Commissioner

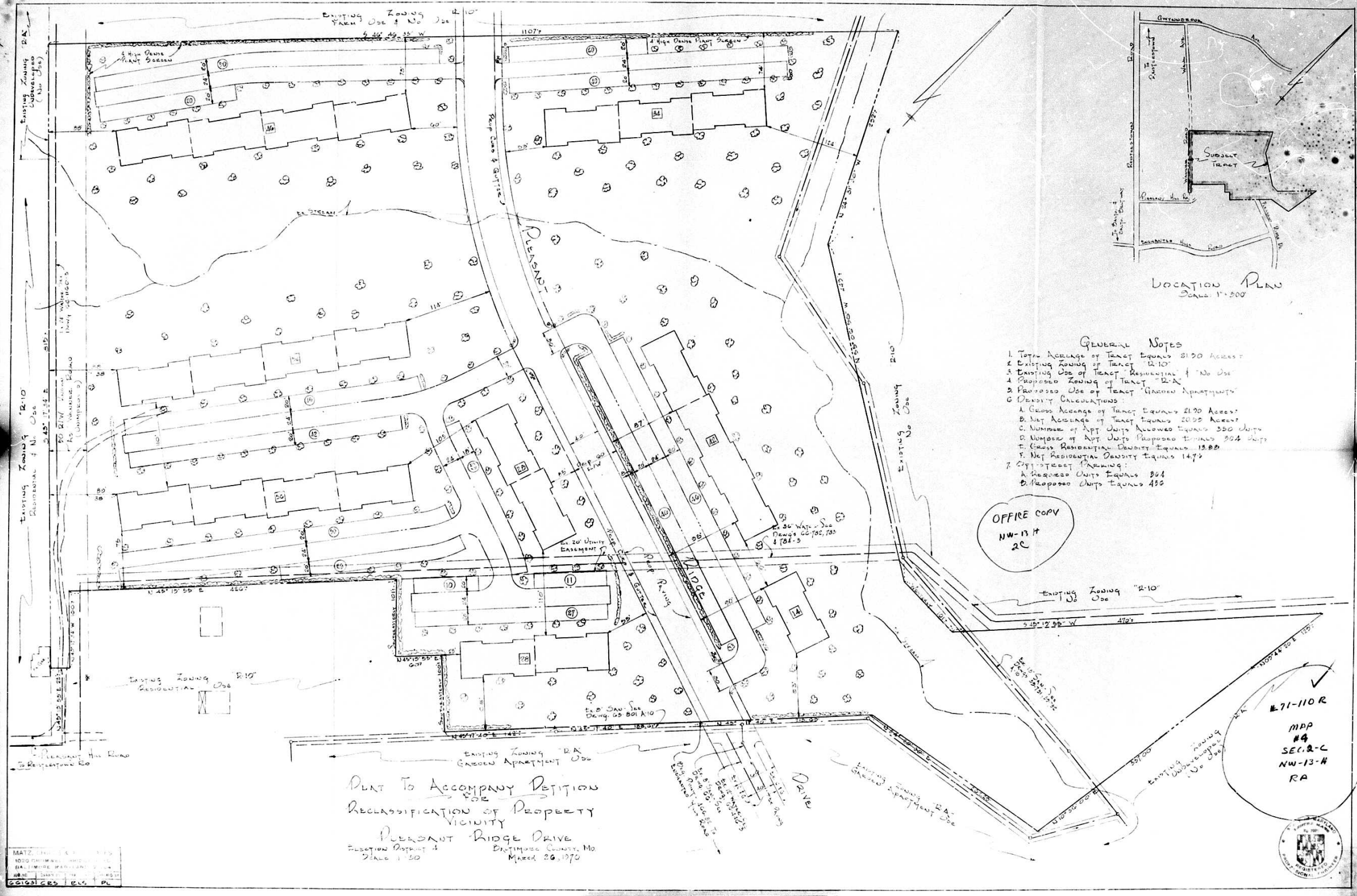
Petitioner: Paul J. Lewis, Esquire

Petitioner's Attorney: Paul M. Rhoads, et al Reviewed by: Charles P. Hinchey, Chairman of the Advisory Committee

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
No. 73825
DATE: SEP. 6, 1970
To: Paul J. Lewis, Esquire
353 Equitable Building
Baltimore, Maryland 21202
BILLED BY: Zoning Office
Baltimore County, Md.
QUANTITY: 1
AMOUNT: \$50.00
Petition for Reclassification from R-10 to R-A for Paul M. Rhoads, et al \$50.00
7/1-110-2
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204
No. 75443
DATE: SEP. 17, 1970
To: Paul J. Lewis, Esq.
353 Equitable Building
Baltimore, Md. 21202
BILLED BY: Zoning Dept. of Baltimore County
QUANTITY: 1
AMOUNT: \$72.75
Advertising and posting of property for Paul M. Rhoads, et al \$72.75
7/1-110-2
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO OFFICE OF FINANCE, REVENUE DIVISION
COURTHOUSE, TOWSON, MARYLAND 21204

BY ORDER OF
EDWARD D. HARDESTY
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Sept. 10, 1970



- GENERAL NOTES**
1. Total Acreage of Tract Equals 21.20 Acres
 2. Existing Zoning of Tract "R-10"
 3. Existing Use of Tract "Residential + No Use"
 4. Proposed Zoning of Tract "R-10"
 5. Proposed Use of Tract "Garden Apartments"
 6. Density Calculations:
 - A. Gross Acreage of Tract Equals 21.20 Acres
 - B. Net Acreage of Tract Equals 20.00 Acres
 - C. Number of Apt Units Allowed Equals 350 Units
 - D. Number of Apt Units Proposed Equals 304 Units
 - E. Gross Residential Density Equals 13.82
 - F. Net Residential Density Equals 14.72
 7. City Street Naming:
 - A. Required Units Equals 304
 - B. Proposed Units Equals 450

OFFICE COPY
NW-13 #
2C

PLAN TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
PLEASANT RIDGE DRIVE
ELECTION DISTRICT #4 DISTRICTED COUNTY, MO
SCALE 1"=50'
MARCH 26, 1972

E71-110R
MAP
#4
SEC. 2-C
NW-13-#
RA

