

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Trustees of St. Charles College, 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-10 zone to an R-1 Zone for the following reasons:

(See attached memo.)

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.

Trustees of St. Charles College
Contract purchaser
Address: 711 Nelden Choice Lane
Baltimore, Maryland (21228)
Petitioner's Attorney
Address: 6615 Belisterstown Road
Baltimore, Maryland 21215

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of August, 1971, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of September, 1971, at 10:00 o'clock.

Edward D. Hardisty
Zoning Commissioner of Baltimore County.

REASONS FOR REQUEST

I - Error in Original Zoning

- Only access is from Wilkens Avenue, past garden apartments and through home use.
- No access to Beechfield on East only abutting "Cottage" development. Balance of adjoining property is used as follows:
Railroad and City group houses on North; Institutional use on south; and institutional use (Petitioner) on west.
- Insufficient Apartment zoning at time of adoption of Land Use Map (April 1960) to accommodate then existing and prospective apartment needs in the community.

II - Change in character of neighborhood

- Construction of beltway to west.
- Increase in demand and need for apartments resulting from increasing population.
- Change in need for the property which was considered as institutional and put in R-10 zone, probably as residential zoning at time of adoption of Land Use Map (April 1960).

III - Reasoning will not adversely affect the health, safety and welfare of the community.

RE: PETITION FOR RECLASSIFICATION :
from R-10 to R-1A
NW/4 Wilkens Avenue 840' N. of
Wilkens Avenue, 1655' SW of
Beechfield Avenue
1st District
Trustees of St. Charles College
Petitioner
BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 71-111-R

ORDER OF DISMISSAL

Petition of Trustees of St. Charles College for reclassification from R-10 to R-1A, on property located on the northwest side of Wilkens Avenue 840 feet north of Wilkens Avenue, 1655 feet southwest of Beechfield Avenue, in the First Election District of Baltimore County.

WHEREAS, by letter dated April 1, 1974 the Board of Appeals notified the parties of record in the above entitled matter that the case is considered moot.

WHEREAS, this decision is based on an opinion dated November 10, 1971, which the Board received from the Baltimore County Solicitor, wherein he stated that any zoning case pending before the Board on the date the new zoning maps were adopted is moot.

WHEREAS, the Board has not received a letter or formal dismissal of the appeal, and the Board, on its own Motion, therefore will dismiss the within appeal.

IT IS HEREBY ORDERED, this 28th day of May, 1973, that said petition be and the same is declared moot and the petition dismissed.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

W. Giles Parker

Robert L. Gilland

adverse effect on the area. The Baltimore County Beltway to the west of the subject property would help in dispersing some of the traffic emanating from this tract. Mr. Philip Klein, the contract purchaser and developer, and Mr. Willemain both indicated that there have been many physical changes in the area such as housing, business, and commercial activities.

Residents of the area in protest of the subject Petition, indicated that there was no need for more apartment development in the area. It was submitted by Mr. P. T. Lenson, a real estate investor, in protest of this Petition, that there have been commercial activities and construction since the adoption of the Comprehensive Zoning Map. He also stated that there was a need for apartments in this vicinity, but the zoning for same should be left to the prerogative of the Baltimore County Council in its adoption of the Comprehensive Zoning Map. Several residents of the Kensington development stated that the roads were very narrow and heavily travelled. There was further testimony that traffic along Wilkens Avenue is very heavy and that several of the high schools, namely the Arbutus Junior High, are on one-half day sessions.

Considering in detail the testimony and evidence presented, it is the judgment of the Deputy Zoning Commissioner, that the community might be well served by the granting of this request for garden type apartments. He now available water and sewer facilities and the overall physical changes of the area since the adoption of the Comprehensive Zoning Map justify same. The garden type apartments would fit well into the scheme of the general area in that it is bordered on one side by garden type apartments and on another side by the Baltimore City Line, and high density development within the City immediately adjoining, and in close proximity, to the subject tract.

In addition thereto, the construction of the University of Maryland Baltimore County Campus is having a dramatic impact in this portion of Baltimore County. The close proximity of the Baltimore County Beltway; the width of Wilkens Avenue, and the general traffic pattern as set forth by the experts for Petitioners, warrant this Reclassification. Furthermore, in the judgment of the Deputy Zoning Commissioner, the granting of this Reclassification would not be detrimental to the health, safety, and general welfare of the residents of this area.

RE: PETITION FOR RECLASSIFICATION :
1655' West of Beechfield Avenue
and 840' North of Wilkens Avenue
1st District
Trustees of St. Charles College -
Petitioner
No. 71-111-R (Item No. 358)
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner seeks a Reclassification from a R-10 Zone to a R-1A Zone for a parcel of land, consisting of thirty (30) acres, more or less, located on the northwest side of Wilkens Avenue, eight hundred forty (840) feet north thereof, sixteen hundred fifty-five (1655) feet southwest of Beechfield Avenue, in the First District of Baltimore County, Maryland.

Evidence on behalf of the Petitioner indicated that it was the intention of the developer to construct four hundred sixty two (462) apartment units, known as garden type apartments, on this property. An access road would be provided from Wilkens Avenue to the subject property. An engineer, testifying on behalf of the Petitioner, stated that water and sewerage are available to the property. The Herbert Run Interceptor traverses the property, but he also stated that the completed construction of the Patapsco Run Interceptor and the present construction of the Ball Run Interceptor would lessen any strain on the Herbert Run Interceptor system.

A witness for the present owners, Trustees of St. Charles College, indicated that the drop-off of St. Charles College student population necessitated the sale of several parcels of land owned by the Trustee of St. Charles College in order to meet financial burdens. He further testified that the college was originally founded for the education of young men to the priesthood. At the present time vocations to this college have dropped and the college no longer needs the space which it now has. Further, the methods of psychology used in teaching has changed in that previously colleges of this type were always located in a rural area. The present thinking is that the education of young men to the priesthood should be done in a urban metropolitan area. The College has made various sales in the past of tracts of land which now house the Kensington Development, and Our Lady of Victory Catholic Church.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17th day of February, 1971, that the herein described property or area should be and the same is hereby reclassified; from a R-10 Zone to a R-1A Zone, from and after the date of this Order, subject to the approval of the site plan by the State Roads Commission, Bureau of Public Services, and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE 2/17/71

BY J. A. H. H. H. H.

The property is immediately to the rear of the church which fronts on Wilkens Avenue, a four (4) lane dual road.

Mr. Bernard Willemain, a well known city planner and zoning consultant, indicated various density changes within the Baltimore City Line which is immediately to the east of the subject property. He further pointed out the construction of the University of Maryland Baltimore County Campus which is a mile to a mile and one-half from the subject tract. Need was cited for housing of the administration and other employees of the University, which is continuously being expanded and developed. He also stated that this was a dramatic change in the character of this general area and the impact it would have therein.

Comments from the Board of Education indicated that the Calverville Elementary School which services this area presently has a capacity of eight hundred forty (840) pupils but a present enrollment of seven hundred thirty three (733) pupils.

It was argued by the Petitioner's experts that the Baltimore County Council, in adopting the Comprehensive Zoning Map of this area in 1959, did not make a study of this area as the subject property was used for institutional purposes. A Federal Housing Administration study in 1959 and 1960 indicated the need for housing as a result of the population explosion following World War II.

The Baltimore County Beltway is located approximately two (2) blocks west of the subject property with an interchange to Wilkens Avenue. The property itself is bounded on the east by the City Line and the Kensington development; to the north by the Calverville Short Line Railroad, the County Line, and the Beechfield Apartment development; and to the west and south, institutional uses. On the southern side of Wilkens Avenue, immediately across from Our Lady of Victory Catholic Church, is an apartment development constructed in the 1940's. It was admitted by the Petitioner's witnesses that there have been no changes in zoning in the immediate area.

Walter Worthington Swell, a well known traffic expert, testifying on behalf of the Petitioner, cited that there might be an additional two thousand (2000) trips generated into Wilkens Avenue in a period of one day, but stated that due to the construction and width of Wilkens Avenue it would not have an

LAW OFFICES
SULLIVAN, WILSON & SINGER
SULFITE BUILDING
ONE CHARLES CENTER
CHARLES AND LEXINGTON STREETS
BALTIMORE, MARYLAND 21201

February 26, 1971

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Petition of St. Charles College and Philip Klein (Contract Purchaser) Northwest side of Wilkens Avenue approximately 1,655 feet Southwest of Beechfield Avenue - Petition for Reclassification from R-10 to R-1A. Petition No. 71-111-R

Dear Sir:

On behalf of the Maiden Choice Village Civic Association, Inc., Daniel Reichert, Jr. (5015 Wilkens Avenue) and Julius A. Middleton (5013 Wilkens Avenue), please enter an appeal to the Baltimore County Board of Appeals from the Order in the above entitled case dated February 1, 1971, which granted the Petition for Reclassification from an R-10 zone to an R-1A zone.

Enclosed is our check in the sum of \$70.00 in payment of the fee for appeal.

Very truly yours,

Marvin I. Singer

MIS:ecg

Encl.

cc: Norman F. Summers, Esq.
Frank E. Ciccone, Esq.
Mr. Vincent D. Pindell
Mr. P. T. Lenson
Mr. Daniel Reichert, Jr. 5015 Wilkens Ave.
Mr. Julius A. Middleton 5013

PROPOSED
SITE

WILKENS AVE.

2

TO BALTO.

	1	2
THURSDAY Nov. 5, 1970	7:30 AM - 8:30 AM	10:01 807
FRIDAY Nov. 6, 1970	7:30 AM - 8:30 AM	10:02 803
	4:30 PM - 5:30 PM	701 1144



1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301-823-0900

DESCRIPTION

30 ACR. PARCEL, NORTH OF WILKENS AVENUE, WEST OF BEECHFIELD AVENUE,
FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for "R-A" Zoning

Beginning for the same at a point located South 66° 53' West - 1655 feet, more or less, and North 23° 21' West - 840 feet, more or less, from the intersection of the Northwest side of Wilkens Avenue and the Southwest side of Beechfield Avenue, said point being the Northwest corner of the property conveyed by The Associated Professors of Saint Mary's Seminary in Baltimore City And Trustees Of St. Charles College to The Most Reverend Francis P. Keough, Roman Catholic Archbishop of Baltimore, For The Time Being and His Successors In The Archbishopric of Baltimore, according to the Discipline and Government of the Roman Catholic Church, by deed dated December 1, 1954 and recorded among the Land Records of Baltimore County in Liber G. L. B. 2608 page 286, running thence (1) North 23° 21' West - 1815 feet, more or less, to the southwest side of the Catonsville Short Line Railroad, thence binding thereon (2) North 71° 00' East - 160 feet, more or less, (3) South 85° 00' East - 295 feet, more or less, and (4) South 68° 00' East - 110 feet, more or less, to the Southwest boundary of Baltimore City, thence binding thereon, (5) South 61° 30' East - 680 feet, more or less, to the West-most outline of the land shown on the plat of Kensington,

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

Lead: Mr. J. E. L. S.
John C. Clark, P. E., L. S.
Associates
Donald W. Shroyer, L. S.
George W. Shroyer, L. S.
Robert W. C. Clark, P. E.
Leonard M. Glass, P. E.
Norman F. Hermann, L. S.
Paul Lee, P. E.
Paul P. Simon

54-70
2A



MATZ, CHILDS & ASSOCIATES, INC.

recovered among said Land Records in Plat Book W.P.C. 8, page 46, thence binding thereon, (6) South 15° 53' East - 1065 feet, more or less, thence (7) South 66° 19' West - 772 feet, more or less, to the place of beginning. Containing 30 acres of land, more or less.

JMA:ml

J.O. #69107

May 1, 1970



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George J. Covellis, Director of Planning

SUBJECT: Petition #71-111-R, Northwest side of Wilkens Avenue, 840 feet, more or less, 165° feet southwest of Beechfield Avenue
Petition for Reclassification from R-10 to R-A.
Trustees of St. Charles College - Petitioners

1st District

HEARING: Monday, September 28, 1970 (1:00 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 and has the following advisory comments to make:

In making its recommendations for reclassifying this portion of the County, the Planning Staff and the Planning Board specifically reviewed this petition and the issues involved therein before adopting its preliminary report. The Planning Board chose not to recommend R-A zoning or high density residential development for this property. The Board felt that this tract was related exclusively to the lower density, single family residential development immediately adjacent to it on the east and that the higher density residential development occurring in the city was not a factor to be considered. The city development is separated from this parcel by a railroad line and there seems to be no possibility for a connecting street system.

The Planning Board further felt that high density residential development here would not be in accordance with accessibility features nor with the comprehensive plan for the area. The Planning Board did recommend a shift from what now is R-10 to R-6 zoning here as a rational and appropriate solution for development of this tract for housing.

Previous plans had assumed that this property would remain in institutional use. Creation of higher densities here would create both school and traffic problems when those higher densities are related to the total plan for the community.

GEG:mdh

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 24, 1970

Trustees of St. Charles College
711 Maiden Choice Lane
Baltimore, Maryland 21228

RE: Type of Hearing: Reclassification from an R10 zone to an RA zone
Location: 480' No. of Wilkens Avenue, 1800' W. of Beechfield Avenue
Committee Meeting of June 2, 1970
1st District
Item 358

Gentlemen:

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 and is part of an overall tract of land which is owned by the Catholic Church. The property to the north and east are improved with dwellings. The property to the west and south are improved with a church and partially unimproved but is owned by the church. Wilkens Avenue is improved as far as concrete curb and gutter are concerned in this area.

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:

Wilkens Avenue is a State road; therefore, all improvements, intersections and entrances on this road will be subject to State Roads Commission requirements.

All private roads will be subject to requirements of the Office of Planning, Traffic and Fire Bureau concerning minimum width, interior circulation, and availability of access.

Trustees of St. Charles College
Item 358
Page 2

August 25, 1970

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plans; however, storm drainage studies, facilities, easements or flood plain reservations will be required with the proposed development of this property.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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 striping, 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 Sewer:

Public sanitary sewerage is available to serve this property. There is an existing 10" sanitary sewer traversing this property, as shown on Drawing #55-1580.

The moratorium restrictions for the Catonsville-Herbert Run Sanitary Sewer System apply to this property. Development in this area is restricted to a maximum of fifteen percent (15%) of any one development or a maximum of fifteen homes per year, equivalent to thirty (30) apartment units, until the improvements required for this sewerage system are completed.

Water:

Public water is available to serve this property by a private metered connection from the existing 12" main in Wilkens Avenue as shown on Drawing #25-0862, A-4C.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a change of 30 acres from R10 to RA. As R10, the site will generate 1,000 trips per day. While as RA, 3600 trips per day. 3600 trips is too much traffic for only one access to an apartment site.

Trustees of St. Charles College
Item 358
Page 3

August 25, 1970

FIRE DEPARTMENT:

The owner shall be required to comply to all applicable requirements of the 101 Life Safety Code, 1957 edition, and the Fire Prevention Code when construction plans are submitted for approval.

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

A second means of access is required for the site.

Minimum width to the roads through site shall be 30 feet to assure passage of Fire Department equipment.

BUILDING ENGINEER'S OFFICE:

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

BOARD OF EDUCATION:

The Catonsville Elementary School services this area and with a capacity of 840 has an enrollment of 733 (as of Sept. 17).

This area as currently zoned could ultimately yield 38 students, while a rezoning to apartments (garden) could ultimately yield 92 students.

STATE ROADS COMMISSION:

The 50' right of way from the subject site to Wilkens Avenue is insufficient to construct an acceptable entrance to the site. The entrance must have 20' radius returns, therefore, the right of way must be widened to an absolute minimum of 70' at Wilkens Avenue. This must be accomplished and the plan revised accordingly prior to a hearing date being assigned.

Access from Wilkens Avenue will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

This office strongly recommends that the petitioner comply with the comments by the State Roads Commission as to the entrance to Wilkens Avenue and the Fire Bureau as to a second access point. Revised plans should be submitted to this office prior to the hearing.

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

Trustees of St. Charles College
Item 358
Page 4

August 25, 1970

not less than 30, nor more than 20 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
E.L.C.
cc: Mr. Philip Klein
6615 Reisterstown Road
Baltimore, Maryland 21215

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty Date June 9, 1970
 FROM: Oliver L. Myers
 SUBJECT: Item 358 (1969-1970)
 Property Owner: Trustees of St. Charles College
 480' N of Wilkens Avenue, 1800' W of Beechfield Avenue
 District: 1st
 Present Zoning: R-10
 Proposed Zoning: Reclassification to RA
 No. Acres: 30.0

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:

Wilkens Avenue is a State Road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements.

All private roads will be subject to requirements of the Office of Planning, and the Fire Bureau concerning minimum width, interior circulation, and availability of access.

Storm Drainage:

No provisions for accommodating storm water or drainage have been indicated on the subject plat; however, storm drainage studies, facilities, easements or flood plain reservations will be required with the proposed development of this property.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially in the concentration of surface waters. Correction of any problem with the 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, causing private and public health and nuisances of the property. A rating 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 zoning or building permits.

Zoning Comment: Item 358
 Property Owner: Trustees of St. Charles College
 Page 2
 June 9, 1970

Sanitary Sewer:

Public sanitary sewerage is available to serve this property. There is an existing 10" sanitary sewer traversing this property, as shown on Drawing #53-1500.

The moratorium restrictions for the Catonsville-Herbert Run Sanitary Sewer System apply to this property. Development in this area is restricted to a maximum of fifteen per cent (15%) of any one development or a maximum of fifteen homes per year, equivalent to thirty (30) apartment units, until the improvements required for this sewerage system are completed.

Water:

Public water is available to serve this property by a private metered connection from the existing 12" main in Wilkens Avenue as shown on Drawing #25-0862, A-10.

Edward J. Diver
 EDWARD J. DIVER, P.E.
 Chief, Bureau of Engineering

END:CAM:DPH:ag

30" - 34" Key Sheet
 11 & 12 SW 15 Position Sheet
 SW 30 Topo

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
 JEFFERSON BUILDING
 TOWSON, MARYLAND 21284
 INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
 FROM: Attn: Oliver L. Myers
 C. Richard Moore
 SUBJECT: Item 358 - ZAC - June 2, 1970
 Property Owner: Trustees of St. Charles College
 Wilkens Avenue W of Beechfield Avenue
 Reclassification to RA

The subject petition is requesting a change of 30 acres from R10 to RA. As R10, the site will generate 1,000 trips per day. While as RA, 3600 trips per day. 3600 trips is too much traffic for only one access to an apartment site.

C. Richard Moore
 C. Richard Moore
 Assistant Traffic Engineer

CMH:nr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: June 4, 1970
 FROM: Mr. Everett R. Reed, Plans Review
 SUBJECT: #358 Trustees of St. Charles College
 480' N of Wilkens Ave.
 1800' W of Beechfield Ave.
 District 1

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

Everett R. Reed
 Everett R. Reed, Plans Review

ERR:ejb

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: June 4, 1970
 FROM: Lieutenant Thomas E. Kelly
 Fire Department
 SUBJECT: Property Owner
 Trustees of St. Charles College

Location: 480' N. of Wilkens Avenue, 1800' W of Beechfield Avenue

Item # 358 Zoning Agenda June 2, 1970

The 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 shall be in accordance with Baltimore County Standards.

A second means of access is required for the site.

Minimum width to the roads through site shall be 30 feet to assure passage of Fire Department equipment.

Lt. T. E. Kelly

DAVID H. FORD
 COMMISSIONER OF HIGHWAYS
 AND DIRECTOR OF HIGHWAYS
 300 WEST PRESTON STREET
 BALTIMORE, MD. 21201
 WALTER B. BROWN
 LINDA H. EVANS
 JOHN A. HARRIS
 ARTHUR B. HARRIS, JR.
 FRANK THOMPSON

STATE OF MARYLAND
 STATE ROADS COMMISSION
 300 WEST PRESTON STREET
 BALTIMORE, MD. 21201
 (BALTIMORE REGISTERED P.O. BOX 100 BALTIMORE, MD. 21201)
 June 3, 1970

WALTER E. HARRIS, JR.
 CHIEF ENGINEER
 SAFETY UNIT - BALTIMORE
 PLANNING & SURVEY
 JOHN E. HARRIS
 CHIEF ENGINEER DEVELOPMENT
 TERRY E. HARRIS
 INSPECTION

Mr. Edward D. Hardesty
 Zoning Commissioner
 Towson, Maryland 21204

Re: Item 358
 Zoning Advisory Comm. Meet. June 2, 1970.
 Property Owner: Trustees of St. Charles College
 Location: 480' N. of Wilkens Ave.,
 (Route 372) 1800' W. of Beechfield Ave.
 Present Zoning: R-10
 Proposed Zoning: Reclass. to RA
 District: 1st
 No. Acres: 30.0.

Dear Mr. Hardesty:

The 50' right of way from the subject site to Wilkens Avenue is insufficient to construct an acceptable entrance to the site. The entrance must have 20' radius returns, therefore, the right of way must be widened to an absolute minimum of 70' at Wilkens Avenue. This must be accomplished and the plan revised accordingly prior to a hearing date being assigned.

Access from Wilkens Avenue will be subject to State Roads Commission approval and permit.

Very truly yours,

Charles Lee, Chief
 Development Engineering
 Section

John E. Meyers
 by John E. Meyers
 Asst. Development Engineer



CLJ:JHB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: June 3, 1970
 FROM: Ian J. Vorstest
 SUBJECT: Item 358 - Zoning Advisory Committee Meeting, June 2, 1970

358. Property Owner: Trustees of St. Charles College
 Location: 480' N of Wilkens Avenue, 1800' W of Beechfield Avenue
 Present Zoning: R-10
 Proposed Zoning: Reclassification to RA
 District: 1st
 No. Acres: 30.0

Public sewer is available and public water is proposed.

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.

Swimming Pool 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.

John J. Vorstest
 Chief
 Water and Sewer Section
 BUREAU OF ENVIRONMENTAL HEALTH

WAG/ca

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF June 3, 1970

Petitioner: Trustees of St. Charles College
 Location: 480' N. of Wilkens Ave., 1800' W. of Beechfield Ave.
 District: 1
 Present Zoning: R10
 Proposed Zoning: RA
 No. of Acres: 30.0

Comments: The CATONSVILLE ELEM. SCHOOL SERVES THIS AREA & WITH A CAPACITY OF 840 HAS AN ENROLLMENT OF 733 (AS OF SEPT. 17).

THE AREA AS CURRENTLY ZONED COULD ULTIMATELY YIELD 38 STUDENTS WHILE A REZONING TO APARTMENT (GARDEN) COULD ULTIMATELY YIELD 92 STUDENTS

OFFICE OF
THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 Sept., 15, 197

STROMBERG PUBLICATIONS, Inc.

[illegible]

THE JEFFERSONIAN.

Manager

Cost of Advertisement, \$_____

[illegible]

District 12 Date of Posting MARCH 6-1971
 Posted for APPA
 Petitioner THURLES OF ST. CHARLES COLLEGE
 Location of property MILK BUNKERS AVE. 280 FT. N. OF BUNKERS AVE.
1655 E. SUN OF BENDISH AVE.
 Location of Sign D. N. OF BUNKERS AVE. 280 FT. S. OF BENDISH A
(2 800 FT. - N. OF WILKINS AVE.
 Remarks
 Posted by Charles H. Pugh Signature Date of return MARCH 10, 1971

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Trustees of St. Charles College
711 Naylor, Chiles Lane
Baltimore, Maryland 21228
County Office building
111 W. Chesapeake Avenue
Towson, Maryland 21204

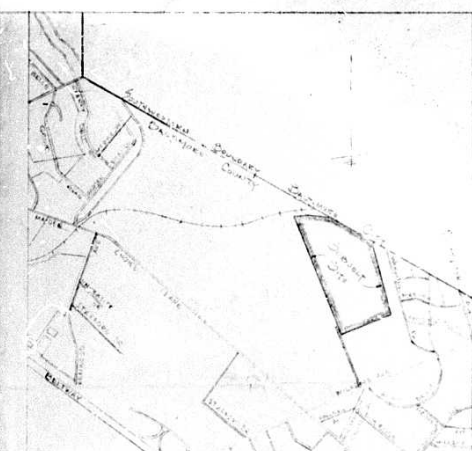
Your Petition has been received and accepted for filing this
18th day of August, 1970

Petitioner Trustees of St. Charles College
 Petitioner's Attorney _____ Reviewed by Philip J. Meyer
 Chairman of the
 Advisory Committee

TELEPHONE A94-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	No. 73826 DATE Sept. 4, 1970 BILLED BY:
TO: Philip E. Klein, Esquire 2700 Steele Road Baltimore, Maryland 21202		
DEPOSIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH AFTER PERFORMANCE AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$ 50.00 COST
QUANTITY	1 Petition for Declassification from K-10 to R.A. for Trustees of St. Charles College #71-111-2	\$ 50.00

TELEPHONE 424-2413	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	No. 73881 DATE Sept. 29, 1971
To:	Zoning Dept. of Baltimore County	BILLED BY:
Philip E. Klein & Associates 5615 Beltspring Road Baltimore, Md. 21215		
DEPOSIT TO ACCOUNT NO. 81-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT \$61.50
QUANTITY	DETACH ALONG PERFORATION. NO KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Advertising and posting of property for Trustees of St. Charles College #71-1111-2	\$2.50

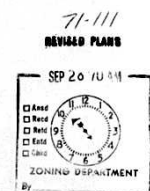
TELEPHONE 464-5413	INVOICE BALT. JORE COUNTY, MAR. '71 OFFICE OF FINANCE	DATE <u>3/1/71</u>
	Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	BILLED To: <u>Zoning Office</u> <u>119 County Office Bldg.</u> <u>Towson, Md. 21204</u>
TO: <u>Marvin I. Singer, Esq.,</u> <u>Suite 101b C/o Charles Center</u> <u>Charles & Lexington Sts.,</u> <u>Baltimore, Md. 21201</u>		
DEBIT TO ACCOUNT NO. <u>01-622</u>	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT <u>\$79.00</u>
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
1	Cost of appeal - Property of St. Charles College No. 71-111-R 71-111-R	\$70.00
4		



LOCATION PLAN
SCALE 1"=100'

- GENERAL NOTES**
1. Total area of parcel - 30 acres
 2. Existing zoning of parcel - R-10
 3. Existing use of parcel - No Use
 4. Proposed zoning of parcel - R-A
 5. Proposed use of parcel - Garder, Apt
 6. Density Calculations:
 - A. Gross area - 30 acres
 - B. Area in R/W - 0.0 acres
 - C. Net area - 30 acres
 - D. Number of Apt. unit allowed - 480
 - E. Number of Apt. units proposed - 462
 - F. Gross density - 15.4
 - G. Net density - 15.4
 - H. Street parking - 408
 - I. Total - 742
 8. Water will be provided to site via the 50' Private Road from the 12' main in Wilkens Ave.
 9. Storm drainage of site will be in accordance with the policy of the Balto. Co. Dept. of Engineering
 10. Fire protection will be provided in accordance with the policy of the Balto. Co. Fire Bureau

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VICINITY
WILKENS AVENUE & BEECHFIELD AVENUE
Baltimore County, Md.
Scale 1"=100'
Revised Sept 25, 1970



MATZ, CHILDS & ASSOCIATES
1030 GREENWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204
DRAWN BY: [] CHECKED BY: []
DATE: []

