## #71-128R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, corner. Cation Ridge. 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. petition (1) that the zoning status of the herein described property be re-classified, pursuant w to the Zoning Law of Baltimore County, from an .... RA \_\_\_\_\_zone; for the following reasons:

1. Because of chrage in the area since adoption of the moning map

2. Because of error in original zoning.

### ten attached description

Prope ty is to be posted and advertised as pro	escribed by Zoning Regulations.
I, or we, agree to pay expenses of above re-class posting, etc., upon filing of this petition, and furth	safication and/or Special Exception advertising.
regulations and restrictions of Baltimore County ad-	opted pursuant to the Zoning Law for Baltimore
County.	SEA 52
	Caton Ridge, Inc.
Contract purchaser	Bys Source Toyeren for lev
Address	Address
E. Harrison Stone	***************************************
Petitioner's Attorney	Protestant's Attorney
Address 102 w. Pennsylvania Avenue Towson; Haryland 21204	
ORDERED By The Zoning Commissioner of B.	altimore County, this 19t

..., 196\_x78that the subject matter of this petition be advertised, as equired by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be proted, and that the public hearing be had before the Zoning ner of Baltimore County in Room 106, County Office Building in Towson, Baltimore ... 196 m70 at 2a00 .o'clock .....M.

Zoning Commissioner of Baltimore County.



DESCRIPTION OF A PART OF CATON RIDGE NURSING HOME PROPERTY TO BE CHANGED FROM R6 ZONING TO RA ZONING, HARLEM LANE, FIRST DISTRICT BALTIMORE COUNTY, MARYLAND

EEGINNING for the same at a point on the southernmost outline of the Westowne Elementary School property said point being at the distance of 482.0 feet measured westerly along said outline from the west side of Harlem Lane, 20 feet wide, and running thence and binding on said outline South 85 degrees 56 minutes 30 seconds West 476.16 feet thence South 01 degrees 17 minutes West 107.37 feet. South 88 degrees 44 minutes East 391.76 feet and North 8 degrees 43 minutes 20 seconds East 668.59 feet to the place of beginning CONTAINING 6.4 acres of land, more or less.

FOR MAP 0 SFSF 24

4-1-70



## PETITION FOR ZONING RE-CLASSIFICATION #71-128 R AND/OR SPECIAL EXCEPTION

# 1 CF 1.2-A I, owns Caton Ridge, Inc. . . . . legal owner . of the property situate in Baltimor County and which is described in the description and plat attached hereto and made a part hereof, w-2-F hereby petition (1) that the zonizg status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an....... R-6 zone: for the following reasons:

COORDINATE 1. Because of change in the area since adoption of the zoning map set forth on the accompanying Memorandum, PLOTTED 5W-2-F

See attached description

2. Because of error in original zoning.

w

CATON RIDGE, INC. beg. 452' W of Harles | of Old Frederick Rd.

#71-128-1 Lane 1140' S

pipp

#1

Property is to be posted and advertised as prescribed by Zoning Regulation I, or we, agree to pay expenses of above re-clas ation 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

Caton Ridge, Inc. 2 E. Harrison Stone Address 102 W. Pennsylvania Avenue Town, Maryland 21204 823-1800 ORDERED By The Zoning Co

, 196×19, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through ore County, that property be posted, and that the public hearing be had before the Zoning ner of Baltimore County in Room 106, County Office Building in Towson, Baltime

15th Coupe White day of October SEP 1. M

171-128F RE: PETITION FOR RECLASSIFICATION Beginning 482' W of Harlem Lane, 1140' S of Old Frederick Road - 1st District Caton Ridge, Incorporated - Petitioner NO. 71-128-R (Item No. 253)

MAP

5E(.2-A)

COORDINATE

5W-2-

11/8/

45

# 71-128R BEFORE THE · ZONING COMMISSIONER OF

: BALTIMORE COUNTY 11 111 111

PLUTTED This Petition requests a Reclassification of a tract of land, consisting of 6.4 acres, from a R.6 Zone to a R.A. Zone. Plans call for the construction of a one hundred (100) unit apartment development with one hundred and fifty-three (153) off-street parking spaces. The property is altuated behind an existing nursing home.

> Without reviewing the evidence in detail, the Zoning Commissioner of Baltimore County is of the opinion that the Petitioner has failed to show error in the original zoning map or such substantial changes in the character of the neighborhood to justify the granting of this Petition

> For the aforegoing reasons, IT IS ORDERED by the Zoning ssioner of Baltimore County thin day of January, 1971, that the above Reclassification Le and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a R. 6 Zone

RE: PETITION FOR RECLASSIFICATION REFORE from R-6 to R-A
Beg. 482' W. of Harlem Lane 1140'
S. of Old Frederick Road,
1st District COUNTY BOARD OF APPEALS OF Caton Ridge, Inc., BALTIMORE COLINITY

> ORDER OF DISMISSAL

Petition of Coton Ridge, Inc. for reclassification from R-6 to R-A on property located beginning 482 feet west of Harlem Lane 1140 feet south of Old Frederick Road, in the First Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed October 3, 1973 (a copy of which is attached hereto and made a part hereof) from the attorney representing the petitioner-appellant in the above entitled

WHEREAS, the said attorney for the said petitioner-appellant requesit that the appeal filed on behalf of said petitioner be dismissed and withdrawn as at October 3, 1973

IT IS HEREBY ORDERED this 3rd day of October, 1973, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

No. 71-128-R

ROYSTON, MUELLER, THOMAS & MCLEAN

C. S. KLINGELHOFER ID

Occober 2, 1973

John A. Slowik, Chairman County Boald of Appeals County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Re: (1) \$71-90-R - Henry J. Gross, et al E/S Emge Avenue 250' S. Wayne Avenue Ninth District (2) \$71-128-R - Caton Ridge, Inc. Beg. 482' W. of Harlem Lane 1140' S. of Old Frederick Foad First District

In response to your letter of September 5, 1973, please dismiss our appeals in both of the above cattioned

Yours very truly.

EHS/1k

original letter in Lile # 71-90. R

#71-128R PETITION FOR RECLASSIFICATION FROM R-6 TO R-A BY CATON RIDGE, INC. (property located 482 feet west of Harlem Lane, 1140 feet BEFORE THE FOR BALTIMORE COUNTY south of Old Frederick Road

Baltimore County (first district)) :

MEMORANDUM

The following changes have occurred in the area sought to be reclassified since adoption of the original zoning map:

- 1. 70-147R. SW corner of Old Frederick Road and Academy Road. Petition for Reclassification from R-6 to R-A by The Academy of the Visitation BVM at Mount DeSales in Baltimore County Granted on February 10, 1970.
- 2. 67-200-R. SW corner of Old Frederick Road and Harlem Lane Petition for Reclassification from R-6 to BM by Harry E.
- 3. 5128-RX. SS Old Frederick Road 365.15 feet W of Harlem Lane. Petition for Reclassification from R-6 to BL and special exception for service garage by Preis-Fossler granted November
- 4. 5639-RX. SS Old Frederick Road 365 feet W of Harlem Lane. Petition for Reclassification from R-6 to BL and special exception for service and repair garage by Varsity Auto Repair, Inc. granted on October 2, 1962.
- 5. 5833-RV. SS Old Fiederick Road 495 reet from W side of Harlem Lane. Petition for Reclassification from SL and R-6 to BR and variances by York Terrace Building, Inc. granted on April 25, 1963.

6. 5043-X. NW corner Edmondson Avenue and Harlem Lane. Petition for Special Exception for gasoline service station by Floyd Peyton granted on August 11, 1960.

7. 5343-X. W/S Harlem Lane 1140 feet S of Old Frederick Road. Petition for Special Exception for Caton Ridge, Inc. for nursing home granted on September 7, 1961.

8. 5527-XL. SS of Baltimore National Pike 443 feet NE from center line of Engleside Avenue. Petition for Special Exception for miniature gulf course by Eugene B. Heilman granted on April 12, 1962.

E. Harrison Stone 102 W. Penn. Ivania Avenue Towson, Maryland 21204 823-1800

Attorney for Petitioner

NOV 30 1973

PETITION FOR RECLASSIFICATION

A71-128R

lat DISTRICT

ZONING LOCATION From R-6 to R.A. Zone.

Registing 482 feet West of Harles Lane 1:40 feet, more or less, South of Old Frederick Road.

DATE & TINE

THURSDAY . OCTOBER 15, 1970 at 2:00 P.H.

PURETC HEARING

Room 106, County Office Suilding, 111 % Chesapeake Avenue, Touson, Naryland.

The Zoning Commissioner of Saltimore County, by authority of the Zoning Act and Regulations of Saltimore County, will hold a public hearing:

Present Zoning: R-6 Proposed Zoning: R-/-

All that parcel of land in the First District of Seltimore County, will thelen appendix the sking account.

Being the property of Caton Ridge, Inc., to shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, October 15, 1970 at 2;00 PaN. Public Hearing: Noom 106, County Office Building, 111 % Cheaspacke Avanue, Towson, Hd.

BY ORDER OF EDWARD D. MARDESTY EDWING COMMISSIONER OF

## BALTIMORE COUNTY, MARYLAND

Date April 30, 1970

INTER-OFFICE CORRESPONDENCE

TO Edward Hardesty ATTN: Oliver L. Myers

FROM Ellsworth N. Diver, P.E.

SUBJECT ... Item 253 (1969-1970) ...

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection

### Highways:

Access to the subject site is proposed via private roads through the Caton Ridge Nurring Home site from Harles Lam. This method of access is subject to the approval and requirements of the Office of Planning and Zening, Department of Traffic Engineering and Fire Bursau.

Harles Lame is an existing read which has been partially improved with the hard mandama paying along the frurtace of this property, and is proposed to be further improved as a 16-foot leader teacher section within a 60-feet the frontage of this preparty and ne further highesy improvements are required at this time. However, the petitioner in responsible for construction of a 1-foot public walk along the frontage of this site and this obligation, under Public Works Agreement #5100), has not been fulfilled as of this date

No previsions for accemendating sterm water or drainage have been inticated on the subject plan; however, a sterm drainage study and storm drainage callities and/or easement will be required in connection with the propused development of this property.

The petitioner must provide necessary drainage facilities (temporary or personner must previous moreosary crainings seculities (Responsy or personner) to prevent oreating any multisense or damages to adjacent preparation, especially by the concentration of surface waters. Correction of any problem which may result, due to impropor grading or imprepar installation of drainings facilities, would be the full responsibility of the pattients.

### ROYSTON, MUELLER, THOMAS & MCLEAN

ATTORNEYS AT LAW.
METERSON
OF STATE PROPERTY AND ACTOR TOWNON MADITAND STREET

February 5, 1971

Edward D. Hardesty Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Petition for Reclassification Beginning 482' W of Harlem Lane, 1140' S of Old Frederick Road -1st District Caton Ridge, Incorporated -Petitioner No. 71-128-R (Item No. 253)

## Dear Mr. Commissioner:

Please enter an appeal from your decision in the abovecaptioned matter to the Board of Appeals of Baltimore County on behalf of Caton Ridge, Inc., contrast purchaser. A check in the amount of \$70.00 is enclosed in payment of the appeal

Very truly yours,

EHS/jec Enclosure c:: Mr. Gerald F. Kloby



Item 253 (1969-197 Property Owner: Caton Ridge, Inc. Page 2 April 30, 1970

### Sediment Control:

Development of this property through stripping, grading and stabilization could remuit 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.

Public water supply is available to serve this property via a private water main system from the existing 15-inch public water main in Narlem Lane. Sufficient information in regard to water demands, including fire protection requirements, is not indicated on the subject plan. The petitioner's enrineer should further investigate this matter.

Public santary sewrage can be made available to serve this property by constructing a public santary sewer extension, approximately 600 feet in length from the existing Glunds sew: in Stemp Lame, Am extension from the existing sewer in Longview Avenue does not appear possible because of the law area between this site and Longview Avenue.

In the event that right-of-ways could not be cleared for construction of a gravity system, a private sewage pumping station could be constructed onsite as indicated on the subject plan in accordance with Department of Health regulations and requirements.

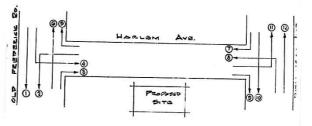
ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

## END: EAM: REC: se

H-NE Key Sheet SW 2 F Tope 5 SW 22 Position Sheet

EWELL, BOMHARDT & ASSOCIATES CONSULTING ENGINEERS

PROJECT TRAFFIC STUDY SOME HARLEM AVE \_\_\_\_ SHEET NO \_\_\_ OF \_\_\_ a, JZ,



DATE TIME	DIRECTIONS												
		T	12	13	14	15	3	7	T	12	10	11	17
THURSDAY	7:30 AM 8:30 A.M.	21	120	137	1 35	GI	20	15	GI	Go	575	18	55
Oct. 8 ,1970	4:30 RM,- 5:30 P.M.	45	25	161	194	110	GB	29	1100	127	1670	33	1
FEIDAY	T: 50 A.M 8:30 A.M.	29	111	133	55	54	12	17	150	ias.	1100	19	15.15
OCT. 9, 1970	4:30 P.M - 5:30 P.M.	30	134	152	131	117	38	23	1122	lod	ia:	10	10.50

## BAL MORE COUNTY, MARYL D

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty,

Date October 14, 1970 Zoning Commissioner FROM Mr. C ge Gavrells, Director of Planning

Petition \* )\* 128-R. Beginning 482 feet west of Harlem and 1140 feet south of Old Frederick Road Petition for Reclassification from R-6 to P.A. Zone. Caton Ridge, Inc. - Petitioners

1st District

HEARING: Thursday, October 15, 1970 (2:00 p.m.)

The Stoff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from F.-6 to R.A. zoning and has the following advisory comments to make relative to pertinent planning factors.

The Planning Staff has examined the subject patition and votces its objection to the requested reclassification, on the basis that this patition does not comply with the comprehensive plan and is not effected by changes in this chancem of the fringe portions of its neighborhood which would justify reclassification have. The comprehensive plan does recommend higher destribits at the edges of the commercial complex along Route 40. Those higher destribes stop at points somewhat removed from the subject processly. The Wastermer Elementary School serves as an effective stopping point and transition between the commercial and high density was to the north and the single fanily existences to the south. No changes as an enterior stopping point and transition between the commercial and high density uses to the north and the single family residences to the south. No changes in the manner of land use or in zooling potentials have occurred nearby which could directly level to a change of intensity for the subject property. In fact, the species exceptions established for the norther houses on the front portions of this property explains zero, in addition to the such "titled," so to buffer from the more intensive uses well to the north. Further, we believe that the special exception for this number of the south which is the special exception for the nursing home was granted on the basis that it would not adversely affect the area and therefore does not constitute a change in conditions.

GEG:msh

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardest TO Zoning Commissioner Date May 18, 1970

FROM Richard B. Williams Project Planning Division SURJECT. Zoning Advisory Agenda Item 253

> April 21 . 1970 Caton Ridge, Inc. 482' W. of W/S Harlem Ave.

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

The location of the entrance must be approved by the Department of Traffic Engineering

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINE
JEFFERSON BUILDING TOWSON, MARYLAND 21204 INTER-OFFICE CORRESPONDENCE

Hr. Edward D. Hardesty Attn: Oliver L. Hyers TO.

C. Richard Moore

SUBJECT: Item 253 - ZAC - April 21, 1970 Property Owner: Caton Ridge, Inc. Harlem Avenue S. of Frederick Road Recless, to RA

The subject petition is requesting a change from R6 to RA of 6.4 acress. This should increase the trip density from 320 to 800 trips per days. This increase in trip density should not create a major traffic moment, if surrounding lends were also to be converted to aparisments, then some problems can be anticipated.

C. Richard Moore Assistant Traffic Engli

Date April 22, 1970

CRM: nr

FROM Inn J. Porcest.....

253. Property Owner: Caton Ridgs, Inc.
Location: 482' W. of W/S Harlen Ave., 1140 S.
of Frederick Rd.
Present Zoning: R6
Proposed Zoning: Reclass to RA
District: 1st
No. Acres:

Public water and sewers are proposed.

Pumping station must be equipped with an extra pump and

Svinning Pool Comments: Prior to approval of a public pool on this site two complete sets of plans and specifications of the pool and bathbouse must be submitted to the Baltimore County Department of Health for review and approval.

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

IJF/ca

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date.Auril 23, 1970

FROM Everett Reed, Plans Review

SUBJECT #253 Cates Ridge loc. 182' W. of M/C Harles Avenue 11h0 S. of Frederick Road District 1

Petitioner to meet all applica to requirement: of Baltimore County Building Code and regulations, when plans are submitted.

Event B. Reed

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hardesty, Zoning Commissioner Date April 22, 1970 Attn: Mr. Myers

FROM Inspector Thomas E. Kelly Fire Department

SUBJECT Property Owner: Caton Hidge, Inc.

Location: 482' W. of W/S Harlem Avenue, 1140 S. of Frederick Road

Itom #253 Zoning Agenda April 21, 1970

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

Inspector T. E. Kelly

cc: Mr. Hanna

BALTIMORE COUNTY BG. OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING

OF APRIL 21. 1970

253

etitioner: Caron Ringer, Inc.

Location: 482' N OF WIS OF HARL IN LANE, 1140' 5 OF FREDERICK RD District: /

Present Zoning: Rt.

Proposed Zoning: RA

No. of Acres: 4.4 \*

Coments: The Westowne Elem. School with A CONCITY of 780 of AN ENROLLMENT (AS OF SEPT. 17) OF \$39 SERVICES THIS AREA CURRENT ZOWING COULD OUTIMATELY YIELD 23 POSSIBLE PUPILS WHILE A REZONING TO RA COULD YIELD AS MUCH AS 67 PUBLS.

ORIG IN AL

OF THE OF

# CATONSVILLE I I IM IES

CATONSVILLE, MD. 21228 Sept . %

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. "ardesty, Zoning Commissioner of Baltim me County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-

lished in Baltimore County, Maryland, once a week for One

week before the 28 day of Sept . , 1970 , that is to say the same was inserted in the issue of Sept. 24, 1070.

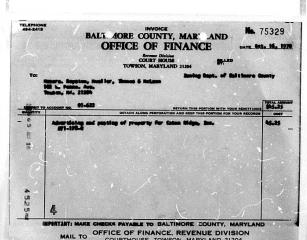
STROMBERG PUBLICATIONS, Inc.

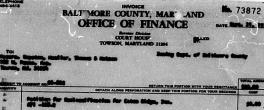
## CERTIFICATE OF PUBLICATION

rowson, MD. September 24 19.70 THIS IS TO CERTIFY, that the annexed advertisement was THE JEFFERSONIAN, a weekly newspaper printed

> THE JEFFERSONIAN, -teanh sires

Cost of Advertisement, \$ ....





IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

2 SIENS

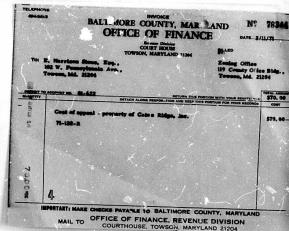
71-128-R

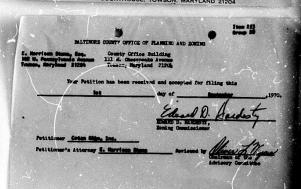
Posted for PREMISSIFI CATION FROM R-6 TO RA FRENERICK Rd. - a se D W/S OF HARLEN HANK 1/60 T+- SOF W FORD-ERION NO. O. METTE - N. O. .. MANNER LAND. INC. IS SEE AND TO THE STATE OF THE STAT 2516NS

19.70

11-128-Z

strict / ST steed for: APPE4L	Date of Printing Library 2- 1971.
Millioner: CATON RIGHT INC.	
Old FREdnick R	HARLEN LAWE 1140 ET S OF
estion of Signe: (1) W/S a.F. KANEN & W/S. O.F. HANEN LAWE 15001	AVE 1200 FT SOF OLD FREDRICK Dd.
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sted by flasher M. Med	Date of return: MANEH 5- 1971





NOV 30 1973





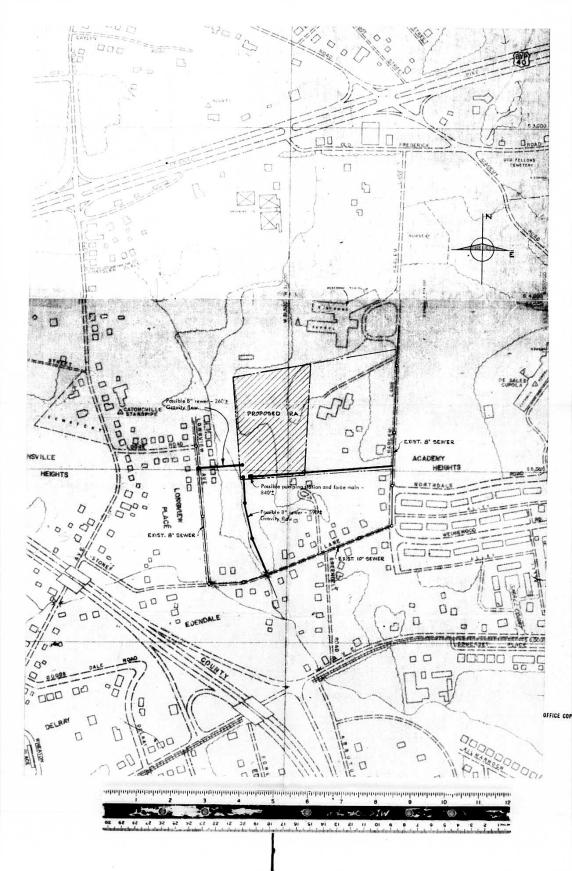


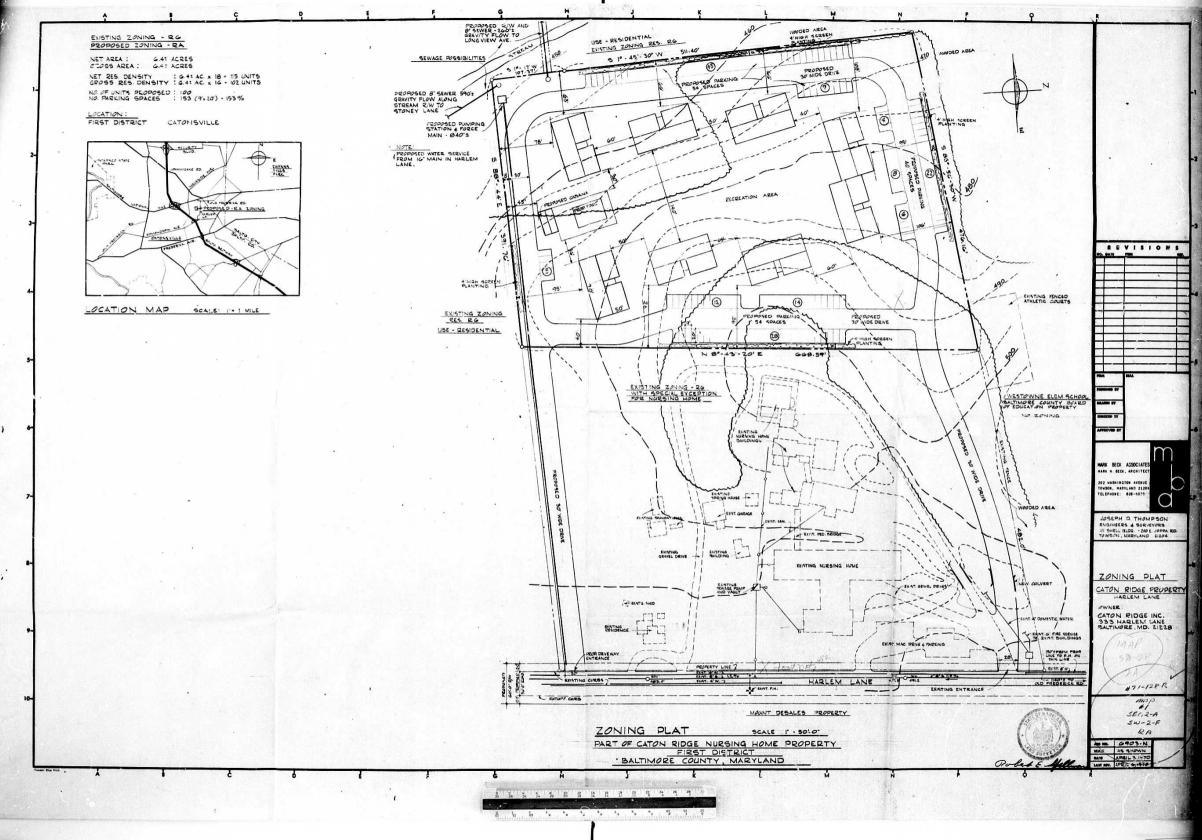












NOV 30 1973