

PETITION FOR RECLASSIFICATION

1st DISTRICT

ZONING: From R-6 to R-4 Zone.
 LOCATION: Beginning 482 feet West of Harlem Lane
 140 feet, more or less, South of Old Frederick Road.
 DATE & TIME: THURSDAY, OCTOBER 15, 1970 at 2:00 P.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 1/2 Chesapeake Avenue, Towson, Maryland.

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

Present Zoning: R-6
 Proposed Zoning: R-4

All that parcel of land in the First District of Baltimore County, will hold a public hearing.

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

Hearing Date: Thursday, October 15, 1970 at 2:00 P.M.
 Public Hearing: Room 106, County Office Building, 111 1/2 Chesapeake Avenue, Towson, Md.

BY ORDER OF
 EDWARD D. HARDESTY
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY

ROYSTON, MUELLER, THOMAS & McLEAN

ATTORNEYS AT LAW
 100 WEST PROGRESSIVE BLVD.
 TOWSON, MARYLAND 21286

February 5, 1971

Edward D. Hardesty
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21284

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

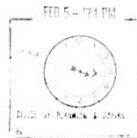
Dear Mr. Commissioner:

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

Very truly yours,

E. Harrison Stone
 E. Harrison Stone

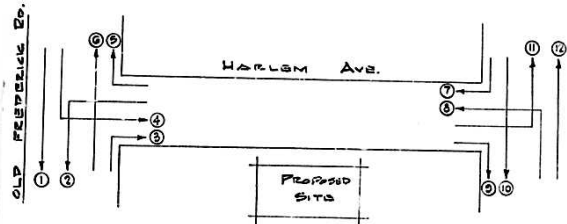
EHS/jec
 Enclosure
 c: Mr. Gerald F. Kloby



EWELL, BOMHARDT & ASSOCIATES

CONSULTING ENGINEERS
 1800 NORTH CHARLES STREET
 BALTIMORE, MARYLAND 21207

PROJECT: TRAFFIC STUDY
 SUBJECT: HARLEM AVE.
 BY: JZ
 JOB NO. _____
 SHEET NO. _____ OF _____
 DATE _____



DATE	TIME	DIRECTIONS											
		1	2	3	4	5	6	7	8	9	10	11	12
THURSDAY Oct. 8, 1970	7:30 AM - 8:30 AM	21	26	37	38	41	20	15	01	10	32	18	25
	4:30 PM - 5:30 PM	45	20	01	34	11	06	20	10	127	120	39	27
FRIDAY Oct. 9, 1970	7:30 AM - 8:30 AM	29	11	33	35	34	12	17	20	16	20	19	25
	4:30 PM - 5:30 PM	10	34	12	31	17	33	23	12	104	16	14	16

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
 Date: October 15, 1970
 FROM: Mr. C. R. Moore, Director of Planning
 SUBJECT: Petition 71-128-R, Beginning 482 feet west of Harlem Lane 140 feet south of Old Frederick Road -
 Petition for Reclassification from R-6 to R-4 Zone.
 Caton Ridge, Inc. - Petitioners

1st District
 HEARING: Thursday, October 15, 1970 (2:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to R-4 zoning and has the following advisory comment to make relative to pertinent planning factors.

The Planning Staff has examined the subject petition and voices its objection to the requested reclassification, on the basis that this petition does not comply with the comprehensive plan and is not affected by changes in the character of the fringe portions of its neighborhood which would justify reclassification here. The comprehensive plan does recommend higher densities at the edges of the commercial complex along Route 40. These higher densities stop at points somewhat removed from the subject property. The Westtown Elementary School serves as an effective 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 zoning potentials have occurred nearby which could directly lead to a change of intensity for the subject property. In fact, the special exceptions established for new nursing homes on the front portions of this property again serve, in addition to the school traffic, as a buffer from the more intensive uses west to the north. Further, we believe that 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

TO: Edward Hardesty, Zoning Commissioner
 Date: April 30, 1970
 ATTN: Oliver L. Myers
 FROM: Ellsworth N. Diver, P.E., Chief, Bureau of Engineering
 SUBJECT: Item 253 (1969-1970)
 Property Owner: Caton Ridge, Inc.
 1821 W. of W/S Harlem Ave., 1140' S. of Old Frederick Rd.
 Present Zoning: R-6
 Proposed Zoning: Re-class. to RA
 District: 1st

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 the subject site is proposed via private roads through the Caton Ridge Nursing Home site from Harlem Lane. This method of access is subject to the approval and requirements of the Office of Planning and Zoning, Department of Traffic Engineering and Fire Bureau.

Harlem Lane is an existing road which has been partially improved with curb and macadam paving along the frontage of this property, and is proposed to be further improved as a 36-foot closed roadway section within a 60-foot right-of-way. All required highway right-of-way has been acquired along the frontage of this property and no further highway improvements are required at this time. However, the petitioner is responsible for construction of a 1-foot public walk along the frontage of this site and this obligation, under Public Works Agreement #12303, has not been fulfilled as of this date.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; 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 nuisances or damages to adjacent premises, 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.

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

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.

Water:

Public water supply is available to serve this property via a private water main system from the existing 18-inch public water main in Harlem Lane. Sufficient information in regard to water demands, including fire protection requirements, is not indicated on the subject plan. The petitioner's engineer should further investigate this matter.

Sanitary Sewer:

Public sanitary sewerage can be made available to serve this property by constructing a public sanitary sewer extending approximately 500 feet in length from the existing 8-inch sewer in Stony Lane. An extension from the existing sewer in Longview Avenue does not appear possible because of the low 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
 ELLSWORTH N. DIVER, P.E.
 Chief, Bureau of Engineering

END:RAM:REG:isa

H-NE Key Sheet
 SW 2 P Type
 5 SW 22 Position Sheet

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
 TO: Zoning Commissioner
 Date: May 18, 1970
 FROM: Richard B. Williams, Project Planning Division
 SUBJECT: Zoning Advisor, Agenda Item #253

April 21, 1970
 Caton Ridge, Inc.
 482' W. of W/S Harlem Ave.,
 1140 S. of Frederick Road

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 ENGINEERING
 JEFFERSON BUILDING
 TOWSON, MARYLAND 21284
 INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
 Attn: Oliver L. Myers
 Date: April 22, 1970
 FROM: C. Richard Moore
 SUBJECT: Item 253 - ZAC - April 21, 1970
 Property Owner: Caton Ridge, Inc.
 Harlem Avenue S. of Frederick Road
 Re-class. to RA

The subject petition is requesting a change from R6 to RA of 6,4 acres. This should increase the trip density from 320 to 800 trips per day. This increase in trip density should not create a major traffic problem. However, if surrounding lands were also to be converted to apartments, then some problems can be anticipated.

C. Richard Moore
 C. Richard Moore
 Assistant Traffic Engineer

CRM:nr

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: April 29, 1970
FROM: Ian J. Forest
SUBJECT: Item 253 - Zoning Advisory Committee Meeting, April 21, 1970

253. Property Owner: Caton Ridge, Inc.
Location: 482' W. of W/S Harlem Ave., 1140 S. of Frederick Rd.
Present Zoning: R6
Proposed Zoning: Reclass to RA
District: 1st
No. Acres: 6.4

Public water and sewers are proposed.
Pumping station must be equipped with an extra pump and emergency power.

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.

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.

Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca

INTER-OFFICE CORRESPONDENCE

TO: Planning Date: April 23, 1970
FROM: Everett Reed, Plans Review
SUBJECT: #253 Caton Ridge, Inc.
182' W. of W/S Harlem Avenue
1140 S. of Frederick Road
District 1

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

Everett Reed, Plans Review

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INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: April 22, 1970
FROM: Mr. Myers
FROM: Inspector Thomas E. Kelly
Fire Department
SUBJECT: Property Owner: Caton Ridge, Inc.

Location: 482' W. of W/S Harlem Avenue, 1140 S. of Frederick Road
Item #253 Zoning Agenda April 21, 1970

Owner shall be required to comply to all applicable requirements of the 1971 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Inspector T. E. Kelly

cc: Mr. Hanna

ZONING ADVISORY COMMITTEE MEETING
OF APRIL 21, 1970

Petitioner: Caton Ridge, Inc.
Location: 482' W. of W/S Harlem Ave., 1140 S. of Frederick Rd.
District: 1
Present Zoning: R6
Proposed Zoning: RA
No. of Acres: 6.4

Comments: The Westwinds Elm Temple with a capacity of 780 if an enrollment (as of Sept. 17) of 534 services this area. Current zoning would ultimately yield 23 possible pupils while a re-zoning to RA could yield as much as 67 pupils.

ORIGINAL

OFFICE OF THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 Sept. 7, 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published 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, 1970.

STROMBERG PUBLICATIONS, Inc.

By: Rick Murphy

NOTICE OF THE RECLASSIFICATION TO BE MADE
EDWARD D. HARDESTY, Zoning Commissioner
BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 24, 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 one time before the 15th day of October, 1970, the first publication appearing on the 24th day of September, 1970.

THE JEFFERSONIAN
Manager

Cost of Advertisement \$

INVOICE No. 75329
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
Revenue Division COURT HOUSE TOWSON, MARYLAND 21284
Advertising and posting of property for Caton Ridge, Inc. \$42.25

INVOICE No. 78244
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
Revenue Division COURT HOUSE TOWSON, MARYLAND 21284
Cost of appeal - property of Caton Ridge, Inc. \$70.00

256WS

71-128-2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: Sept. 26, 1970
Posted for: RECLASSIFICATION FROM R-6 TO RA
Petitioner: Caton Ridge, Inc.
Location of property: 482' W. of W/S Harlem Ave., 1140 S. of Frederick Rd.

256WS

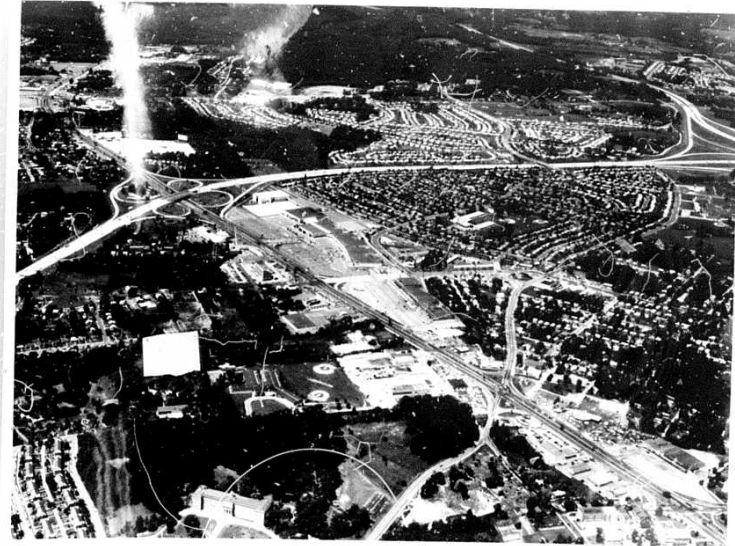
71-128-2

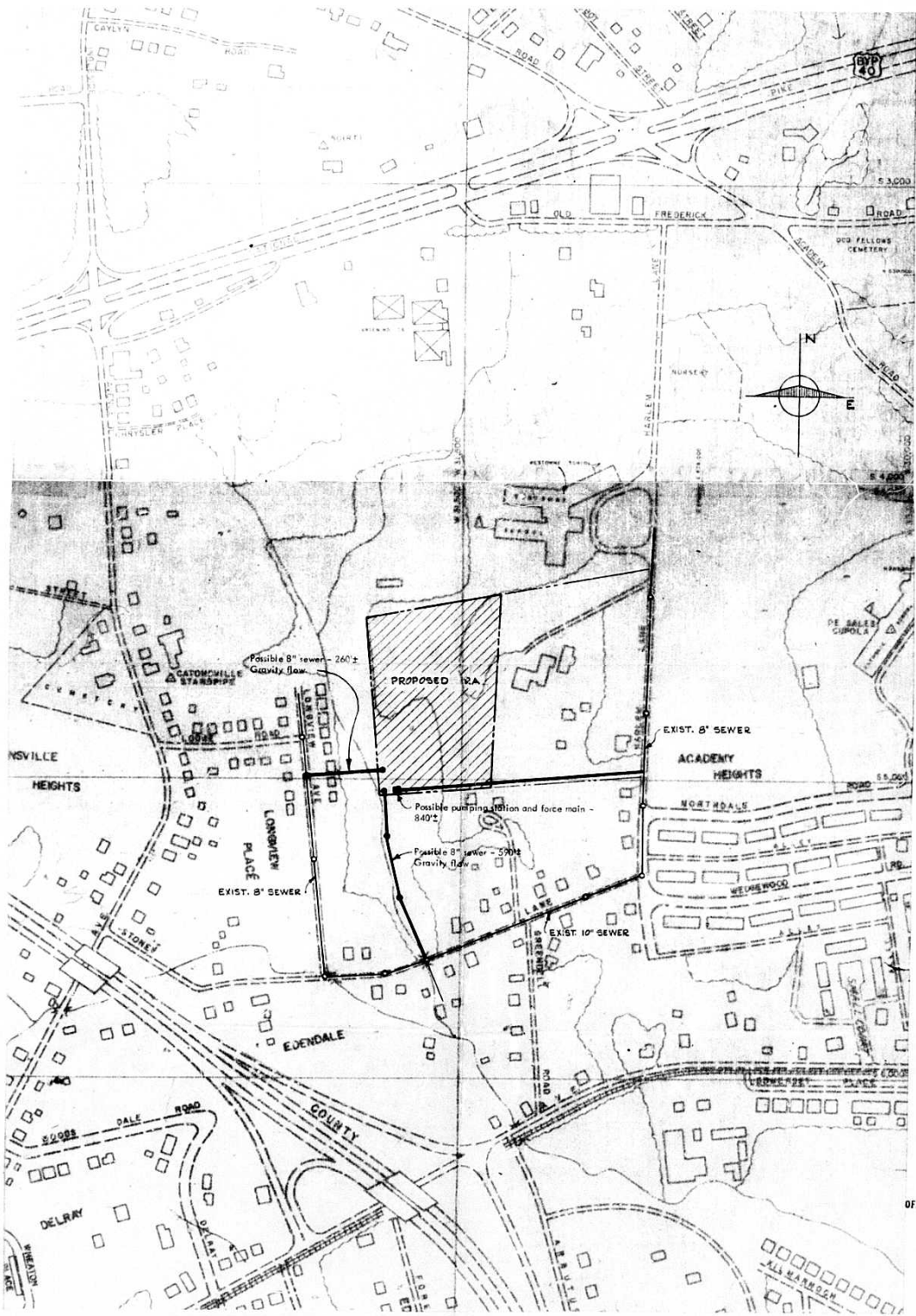
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: March 2, 1971
Posted for: APPEAL
Petitioner: Caton Ridge, Inc.
Location of property: 482' W. of W/S Harlem Ave., 1140 S. of Frederick Rd.

INVOICE No. 73872
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE
Revenue Division COURT HOUSE TOWSON, MARYLAND 21284
Posting for Re-zoning Petitioner for Caton Ridge, Inc. \$2.00

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
E. Harrison Stone, Esq., County Office Building
119 County Office Bldg., Towson, Md. 21284
Your Petition has been received and accepted for filing this 2nd day of September, 1970.





OFFICE COPY



