

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William A. Seiler, Estate, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an RA zone; and (2) for the following reason:

See attached brief

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.

THE EQUITABLE TRUST COMPANY,
TRUSTEES UNDER THE WILL OF
WILLIAM A. SEILER

Contract purchaser
James H. Shallenber
RAA Estate Officer

Protestant's Attorney

ORDERED By The Zoning Commission of Baltimore County, this 16th 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of October, 1970, at 11:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

RE: Petition for Reclassification : Before
from R-10 Zone to R-A Zone
S/W Side Central Ave. 803.05' :
N. Bond Ave., 4th District : Zoning Commissioner
The Equitable Trust Company :
Trustees under the Will of : of
William A. Seiler, Petitioner : Baltimore County
No. 71-135-R :

Order of Dismissal

The petitioner has withdrawn his petition and it is, therefore, ORDERED by the Zoning Commissioner of Baltimore County this 22 day of June, 1971, that the said petition is hereby DISMISSED without prejudice.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

FRANK E. CICONI
Attorney At Law
FIRST NATIONAL BANK BLDG.
TOWSON, MARYLAND 21204
May 5, 1970

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

RE: William A. Seiler Estate

Dear Mr. Hardesty:

I am filing a Petition in the above subject case and I wish to cite as a basis for said Petition the following changes.

1. MR to R-6
2. ML to RA
3. ML to RA

Development in operation of diabetic day camp directly across from the subject property.

And for further valid and sufficient reasons to be shown at the hearing hereof.

Very truly yours,

Frank E. Ciconi

FEC:kc

FRANK E. CICONI
Attorney At Law
FIRST NATIONAL BANK BLDG.
TOWSON, MARYLAND 21204
June 22, 1971

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

RE: Estate of William Seiler
NW cor. of Central and Bond Aves.
803.05' S of Central Avenue
803.05' E of Bond Avenue
#71-135-R

Dear Mr. Hardesty:

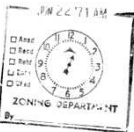
This is to confirm our several verbal conversations wherein I informed you that the Petitioner wished to withdraw without prejudice the above-subject case.

This is to authorize you to issue an Order of Withdrawal without prejudice to the Petitioner.

Very truly yours,

Frank E. Ciconi

FEC:kn



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
Zoning Commissioner
FROM: Elizabeth N. Oliver, P.E.
SUBJECT: Item 307 (1969-1970)

Property Owner: William A. Seiler, Estate
Intersect of S.W. of Central Avenue and the N/S of Bond Avenue
District: 4th
Present Zoning: R-10
Proposed Zoning: Reclassification to RA
No. 4 at 105

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

The proposed extension of Lyndon Drive will traverse Parcel #307 of this property. The proposed improvement consists of a 60-foot closed roadway within a 70-foot right-of-way. The proposed building of the western Maryland railroad will result in extensive filling on this property thus creating a need for rather large reversible slope adjustment areas. Highway right-of-way, slope assessments, and improvements would be required in connection with any subsequent grading or building permit applications.

Bond Avenue and Central Avenue are existing macadam roads proposed for improvement as 60-foot closed roadways within 60-foot right-of-ways.

Highway right-of-way widening and improvements would be required in connection with any subsequent grading or building permit applications.

Bond Avenue will be terminated at the Western Maryland Railroad when the proposed Lyndon Drive is constructed through this property. However, prior to construction of Lyndon Drive, Bond Avenue will provide access to this property from Reisterstown Road.

Access to Parcel #307 is proposed via private roads. 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.

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

Storm Drainage

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.

Item 307 (1969-1970)
Property Owner: William A. Seiler, Estate
Page 2
June 26, 1970

Storm Drains: (Cont'd)

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 stripping, grading and stabilization could result in a sediment pollution problem, hampering 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 permit.

Sewers

Public sanitary sewers can be made available to serve this property by the construction of public sanitary sewer extensions from the existing 15" public sewer along the railroad. The locations and lengths of the public extension required will be determined at such time that the proposed development of this site is reviewed by the Joint Subdivision Planning Committee.

Water

Public water supply can be made available to serve this property by construction of a public water main extension from the existing 12-inch water main in Central Avenue. An extension of approximately 1200 feet in Central Avenue and approximately 600 feet in Bond Avenue will be required along the frontage of the property.

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.

Elizabeth N. Oliver
Chief, Bureau of Engineering

Comments:

4" S.W. Key Street
S.W. of S.W. 10 x 37
S.W. 10 x 37

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gonnelli, Director of Planning
DATE: October 22, 1970

SUBJECT: Petition #71-135-R, Northwest corner of Central and Bond Avenues
Southwest side of Central Avenue 803.05 feet north of Bond Ave.
Petition for Reclassification from R-10 to R.A.
The Equitable Trust Company, Trustees under the Will of William A. Seiler - Petitioners

4th District

HEARING: Thursday, October 22, 1970 (11:00 a.m.)

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

The Planning Staff is opposed to this reclassification. Our opposition to R.A. zoning here is based on the fact that we believe no changes in zoning or the manner of land use have occurred in the area so as to justify the change in the zoning status of this property. Further, the recommended plan for comprehensively rezoning this area does not contemplate any change in residential intensities here.

We would consider that the subject property and its request for apartment zoning constitutes spot zoning - residential intensities would be created which are not in harmony with those of adjacent properties; apartment zoning here is not in conformity with the comprehensive plan.

GEG:msh

DESCRIPTION OF THE SEILER PROPERTY

Located in the Fourth Election District of Baltimore County:

Parcel #4 Beginning for the same at an iron pipe on the North side of Bond Ave. at the distance of 803.05 feet measured easterly along the North side of Bond Ave. from the center line of the Western Maryland Railroad, and running thence from said pipe, North 0 degrees 07 minutes 35 seconds west 219.55 feet to an iron pipe, thence South 05 degrees 53 minutes 35 seconds East 114.17 feet to an iron pipe, thence North 55 degrees 07 minutes 20 seconds East 225.17 feet to the southwest side of Central Ave. thence bounding on the southwest side of Central Ave., South 34 degrees 52 minutes 40 seconds East 311.11 feet to the North side of Bond Ave. and thence bounding on the North side of Bond Ave. South 00 degrees 00 minutes 00 seconds West 590.71 feet to the place of beginning.

Parcel #5 Beginning for the same at a pipe set on the southwest side of Central Ave. at the distance of 803.05 feet from the North side of Bond Ave. thence from said pipe South 65 degrees 53 minutes 55 seconds East 125.75 feet to a pipe, thence North 05 degrees 53 minutes 05 seconds East 311.11 feet to the East side of the Western Maryland Railroad right-of-way, and thence running and binding on said right-of-way North 05 degrees 53 minutes 05 seconds East 21 minutes 50 seconds East 215 feet to a pipe, thence South 34 degrees 52 minutes 40 seconds East 55.55 feet to a pipe, thence North 55 degrees 07 minutes 20 seconds East 225.17 feet to a pipe along the Southwest side of Central Ave. thence bounding on the Southwest side of Central Ave. South 34 degrees 52 minutes 40 seconds East 311.11 feet to the place of beginning.



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 197 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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 197 that the above re-classification be and the same is hereby DENIED; and that the above described property area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Date: June 3, 1970
FROM: Mr. Everett H. Reed
SUBJECT: #347 William A. Seiler, Estate
Int. S/W of Central Ave. &
the W/S of Bond Ave.
District 4

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

Everett H. Reed, Plans Review

CRH:rb

BALTIMORE COUNTY, MARYLAND

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

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 347 - ZAC - June 2, 1970
Property Owner: William A. Seiler, Estate
Central Avenue and Bond Avenue
Reclassification to RA

Date: July 7, 1970

The plan as shown does not provide sufficient information with which to comment. It does not show existing paving, distances between Parcels A & B, entrances to County standards and individual parking breakdown for each parcel.

C. Richard Moore
Assistant Traffic Engineer

CRH:mr

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: June 20, 1970
FROM: Lieutenant Thomas E. Kelly
Fire Department
SUBJECT: Property Owner:
William A. Seiler, Estate

Location: Intersection S/W of Central Avenue and the N/S of Bond Avenue

Item # 347 Zoning Agenda June 2, 1970

The owner shall be required to comply with 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.

L. T. E. Kelly

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING OF JUNE 2, 1970

Petitioner: William A. Seiler, Estate
Location: Central & Bond Aves
District: 4
Present Zoning: R-10
Proposed Zoning: RA
No. of Acres: 10.5

Comments: The Reisterstown E.E. School serves this area with a capacity of 735 has an enrollment of 859 (as of Sept. 17). A new school located west of the U.S. 301 bridge & north of Bond Ave is programmed for a 1973 opening.

The area as currently zoned could ultimately yield approx. 20 students while a rezoning to R-10 could ultimately yield approx. 48 students.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: June 3, 1970
FROM: Ian J. Forrest
SUBJECT: Item 347 - Zoning Advisory Committee Meeting, June 2, 1970

347. Property Owner: William A. Seiler, Estate
Location: Intersection S/W of Central Ave.
and the N/S of Bond Avenue
Present Zoning: R-10
Proposed Zoning: Reclass. to RA
District: 4th
No. Acres: 10.5

Public water is proposed for the site.

Public sewer is 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.

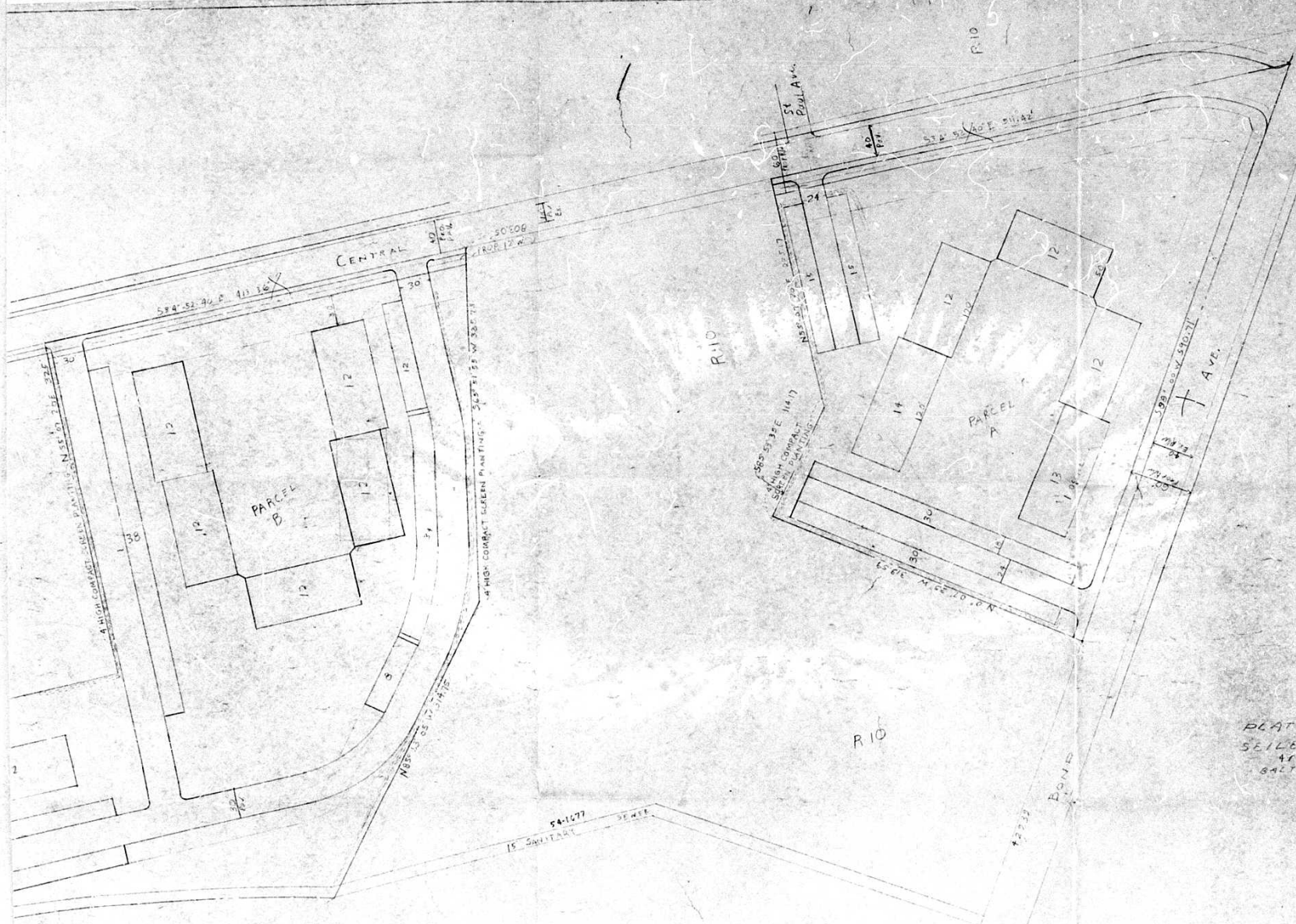
Ian J. Forrest
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

IJF/ca

TELEPHONE 486-2475	INVOICE	No. 75439
BALTIMORE COUNTY, MARYLAND		DATE Dec. 11, 1970
OFFICE OF FINANCE		
COURT HOUSE		
TOWSON, MARYLAND 21204		
TO: Charles H. Seiler Petitioner's Home Phone Hawthorn, Md. 21111	Zoning Dept. of Baltimore County	
SECRET TO ACCOUNT NO. 01-622	TOTAL AMOUNT \$70.50	
QUANTITY 1	DETAILS: Advertisements and posting of property for Recls of William A. Seiler 7/1-135-R 70.50	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204		

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: Oct. 3-1970
Posted for: RECLASSIFICATION FROM R-10 TO RA
Petitioner: TRUSTEES OF Wm. A. Seiler
Location of property NW/4 COR. OF CENTRAL AVE. & BOND AVE. S/W of CENTRAL AVE. 803 FT. S.W. of BOND AVE.
Location of Signs: 100 FT. E. of CENTRAL AVE. @ S/W of BOND AVE. 75 FT. E. of BOND AVE. @ S/W of CENTRAL AVE. 510 FT. E. of BOND AVE.
Remarks:
Posted by: Charles H. Seiler Date of return: Oct. 8-1970



#71-133-R

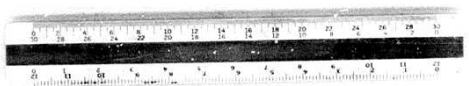
MAP
#4
SEC. 2-D
NW-16-E
NW-16-J
RA

PLAT FOR ZONING
SEILER PROPERTY
4TH DISTRICT
BALTIMORE, MD.



JOHN M. COSARAQUIS
REGISTERED LAND SURVEYOR
6301 EVELL AVENUE
BALTIMORE, MD. 21206

SCALE 1" = 50' DATE 8-1-70



EXISTING ZONING OF TRACT	R-10		
PROPOSED ZONING	R-A		
	PARCEL A	PARCEL B	TOTAL
GROSS AREA	4.5	6.6	11.1
NET AREA	3.7	6.3	10.0
DESIGNER DENSITY	14	15.9	15.4
GROSS	17.0	17.1	17.0
NET	63	102	171
TOTAL UNITS			
PARKING		105	171
SPACES REQUIRED	63	102	165
SPACES PROVIDED	90	182	272

