PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Walter J. Crismer & Son, Inc. County and which is described in the description and plat attached hereto and m to a part hereof, #/ hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant Sec. 2-R-10 to the Zoning Law of Baltimore County, from an----

R, A, zone: for the following reasons

501-4-F 5W-5-9 RA

RECEIVED FOR

CROER 1

DATE 1/21/

See attached description

There was a mistake in the original zoning and/or the Character of the neighborhood has changed to such an extent that the reclassification requested is proper.

Property is to be posted and advertised as prescribed by Zoning Regulation:

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising osting, etc., upon filing of this petition, and further agree to and are to be bound by the corin restrictions of ' !timore County adopted pursuant to the Zoning Law for Baltimor WALTER J. CRISMER & SON, INC.,

by Blanche C Contract purchases Address Baltimore, Maryland 21207

Nolan Petitioher's Attorney James D. Nolan Fetitioher's Attorney Nolan, Plumhoff & Williams 204 W. Pennsylvania Ave.

Towson, Maryland 21204 ORDERED By The Zoning Commissioner of Baltimore County, this

..., 196x77 that the subject matter of this petite... required by the Zoning Law of Baltimore County, in two newspacers of general circulation throughof Baltimore Courty in Room 106, County Office Building in Towson,

23rd

CONSULTING

19670 at 2:00 o'clock

#1

SE1.2-A

5w-5-G)

RA

a body corporate

Vice-President Legal Owner 3800 Southern Cross Drive

DESCRIPTION

43.6 ACRE PARCEL, WEST SIDE OF HILTON AVENUE AT FORFST ROAD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND,

This Description is for "R-A" Zoning

Beginning for the same at a point in the center line of Hilton Athe distance of 430 feet, more or less, ar measured southerly along said center line of Hilton Avenue from its intersection with the center line of Valley View Road, running thence along the northernmost outline of the land described in the deed from Columbia Hills Corporation to Walter J. Crismer & Son, Inc., dated June 1, 1967 and recorded among the Land Records of Baltin:ore County in Liber O.T.G. 4761, page 60, two courses: (1) 5 70° 57' 25" E 1033.95 feet, and (2) N 77° 18' 48" E 183. 39 feet, more or less, thence along the southernmost the Storm Drain Reservation described as the first parcel in the deed from Maryland Housing Corporation to Baltimore County, Maryland, dated May 22, 1958 and recorded among said Land Records in Liber G. L. B. 3364, page 444 three courses, (3) S 27" 48' 26' E 123, 36 feet, (4) S 70" 57' 16" E 364.00 teet and (5) S 83° 46' 07" E 205.26 feet, thence along the easternmost

Water Supply # Sewerage Drzinage > Sphways # Structures @ Developments > Planning # Report

Re: Petition for Reclassification From R-10 Zone to R-A Zone E/S Hilton Ave. S. Valleyview Road, 1st District -Walter J. Crismer & Son, Inc., Petitioner - No. 71-173-R

> OKDER OF DISMISSAL

The petitioner in the aforegoing petition has withdrawn

his petition and the matter is dismissed without prejudice.

Ande

outline of the land first herein mentioned two courses; (6) S 05° 52' E 152.00 feet, more or less, and (7) S 00° 20' W 373.63 feet, more or less, thence along most outline of the Storm Drain Reservation described as the second parcel in the aforementioned deed to Baltimore County, Maryland, (8) S 21* 22' 20" W 290.65 feet, thence binding on the southernmost outline of the land first herein referred to four courses: (9) N 67° "5' 30" W 138.11 feet, more or less, (10) S 54° 03' 08" W 355, 67 feet, (11) N 62° 09' 45" W 363, 08 Yeet, and (12) N 78° 35' 10" W 25. 32 feet, more or iess, thence along the east, north and west outline of the Storm Drain Reservation described as the third parcel in the aforementioned deed to Baltimore County, Marylands, three courses: (13) N 07° 45' 55" W/180. 30 feet, (14) S 77° 54' 13" W 60.17 feet, and (15) S 07° 45' 55" E 155.08 feet, thence again binding on the southernmost outline of the land first herein referred to, (16) N 78° 35' 10" W 924 feet, more or less, to a point in the center line of illton Avenue, thence binding on said center line three courses: (17) N 09° 42' W 350 feet, (18) N 09* 11' W 353 feet and (15) N 21* 50' E 471 feet to the place

- 2 -

Containing 43.6 acres of land, more or less.

HGW:mpl

T O. #69201

LAW OFFICED OF NOLAN, PLUMHOFF & WILLIAMS 204 WEST PENNSYLVANIA AVENUE Towar Hadrann 21204

JAMES D NOLAN J EANLE PLUMHOFF NEWTON A WILLIAMS

MUN 33 -451 6005 30

November 23, 1970

The Honorable Edward D. Hardesty Zening Commissioner for Baltimore County County Office Building

Dear Mr. Hardesty:

Walter J. Crismer and Son Inc. Petition for Reclas. Ification No. 71-173-R

i'lease be advised that the Petitioner, Walter J.

Crismer and Son, Inc., is withdrawing the above referred

to Petition without prejudice.

mis I flow James D. Nolan

JDN:nk

#69318 1/4C 11/5/69

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date May 15, 1970

FROM Richard B. Williams
Project Planning Division SUBJECT. Zoning Advisory Agendo Item 245

Mr. Edward D. Hardesty

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

The layout for both Public and Private Goods will be determined by the Joint Subdivision Planning Commission.

#71-173R

PROPERTY OF WALTER J. CRISMER & SON, INC. let ELECTION DISTRICT OF BALTIHORE COUNTY

I. DESCRIPTION OF PROPERTY

The subject property consists of 47.57 acres located on side of Hilton Avenue south of Valleyview Road in the Election District of Baltimore County, all as is more dearly the attached plat. It should be noted that the property ed by the Proposed Rolling toad alignment station and partially by large trees and i elevation 440 and the souther proximately elevation 340, with the property being bisected by an

YY. PRESENT ZONING

The property is presently sound R- 10

III. REQUESTED ZONING

The property owner respectfully requests that the property be - sesified RA to allow development as garden apart-

IV. REASONS FOR REQUEST

The subject wract due to its very difficult topography, it has been for years on the fringes of development, has developed. The property cumers analysis as an exmically developed for individual cottages -- be it on an R-10 basis or even on an R-6 basis.

The property will also be adversely effected when the proposed extension of Rolling Road is completed. However, these

#71-173R two factors, difficult topography and bisection by the proposed Rolling Road both recommend this property for RA garden app

The extension of Rolling Road and the proposed Metropolitan Bowlevard, the latter already in development and land acquisiill open this entire area up and link it more closely to ick Road and the Catonaville Community College Co The difficult terrain can be better overcome by RA soning which will permit by appropriate building and road place

With regard to utilities, public water is available in of Hilton Avenue at the property, while public sewer will tor peralleling the Patapago River to the south of the reserv-

12 this property is somed for garden spartments, it will ent goning which is virtually almost completely individual cottage in this area of Catonsville, and will beln to expanding Catonaville Community College, at well we ral need for apartments in the south Catonav'le area. space and green areas in this general area border

For these, and other reasons, the property owner respectfully requests that this property be designated R.A.

Respectfully submitted,

James D. Molan

03-17-71

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Royard Hardesty

Date ... October 5, 1970.

Ellsworth N. Diver, P.E.

SUBJECT Item 209 (1959-1979).
Walter J. Oriseer & Son, Inc. Property Filton Avenue and Forest Road District 101
Petition for Zoning Reclassification

The preliminary water and sever data sheets, prepared by the con-ciling engineering firm of Mats, Onlide and Associates in connection with the subject soring reclassification patition, have been reviewed by the respective design groups of the Bareau of Engineering and the following coments are being forwarded for your information and files.

WATER DESIGN GROUP COMMENTS:

The water demand for the Walter J. Crismer and Son property should be based on the peak how rate and the maximum daily rate coupled with the fire demand rather than the total water demand indicated by the consultant.

The nonsultant recommends water service for the property at Milton Arenne and Forest Road to be taken from the Gatomaville Fourth Zone through an existing 12-inch main in Milton Arenne. However, between Milton Arenne at the proposed site and the 12-inch feeder main in Prederick Road there is \$1,50 feet of 10-inch sain installed in 1921 and 1925 (e value of 72) through which a large press re drop would occur. This part of the Gatomaville Fourth Zone souch of Prederick Road could not sustain the 1,500 gpm (2.16 mgd) first demand that is required. Also, the peak honerly deemed may cause low presumer in the national variety of the second of the second property of the second property of the national variety system would have to be reinforced from Prederick Road to the subject site if the area is developed as proposed and service provided from the Gatomaville Fourth Zone.

The area is actually low enough to be served from the Western Third Zone. This zone has main approximately 4,500 feet east of Hilton Avenue in (existing) Solling Road. The developer will be required to install approximately 1,200 feet of main in (https://doi.org/10.000 feet of main in the main feet of main in (https://doi.org/10.000 feet of main in (https://doi.org/10.0000 feet of main in (h

SANITARY SEWER DESIGN GROUP CONCENTS:

The ingrease in the peak sewage flow dws to the reclassification will be 0.56 mgd rather than 0.18 mgd which is shown in the data sheet furnished with your transmittel. However, the increase in flow is not sufficient to cause any adverse effects on the proposed Sull Brunch Interestor.

Item 2h9 (1969-197 Walter J. Crisuer and Son, Inc. Property

SANITARY SEASE DESIGN GROUP CONVENTS: (Contid)

We do not consider the large Branch interceptor, pumping station, and force main on bright beauty Branch interceptor, pumping station, and force main on bright beauty the planting stage in 1964. The dystem was alowed in the Sequence will branch interceptor layout to indicate the feasibility of the facilities from the feasibility of the facilities of the feasibilities from the feasibilities of the feasibilities of the feasibilities of the feasibilities of the dystem. It is assumed that construction of the featibilities will be accomplished by normal developers transactions and in accordance with axisting policies.

As stated, construction of the full Branch Interceptor, into which sexage from the Dairy Franch area will be conveyed, is included in our budget, and we hally intend to begin construction at the earliest pushible date. However, until an award of a construction contract is made, we can give no definite ascurances that financial difficulties will not exist a great which may cause delays in the installation.

The forupoing consents are based on the data furnished by the engineer and prelimin y investigation by this office. Further study with detailed construction drawings and elegism data would be required in connection with the subsequent development of the subject property.

Exercit - Diver

END: EU : RED: ss

BALT'MORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

RE: Type of Hearing: Reclassification from an R-10 zone to an R-2 zone Location W/S Hilton Avenue, Int. W/Forest Re. Fetitioner: Waiter J. Crismer & Jon, Inc. Committee Meeting of April 21, 1970 let District Inn 200

COUNTY OFFICE By DG

OLIVER 1 MYERS

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERIN

BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT PROJECT PLANNIN SUILDING DEPARTMEN BOARD OF EDUCATIO

DEVELOPMENT

ZONING ADMINISTRATE

The Zoning Adv Isory Committee has reviewed the plans submitted with the whove referenced petition and has made an or site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently unimproved. The surrounding properties are mostly valent with some residential used. Basically, the land lies in a very isolated area with very little development. Hilton Avenue is not improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

James D. Holan, Esq. Holan, Plumboff & Williams 204 W. Pennsylvania Avunue Towson, Haryland 21204

Rolling Road is a proposed najor roadway through this area. Planned improvements are for a 50-foot closed roadway within a 70-foot right-of-way. The horizontal alignment shown on the subject plan is consistent with the alignment presently planned by Batimore County. Highway right-of-way and improvements would be required in connection with any subsequent development of this property.

Hilton Avenue is an existing macadam road proposed for improvement as a 40-foot closed roadway within a 60-foot right=0-say, Highway right=0-say widening and improvements would be required in connection with any subsequent development of this proporty.

James D. Nolan, Esq. Nolan, Plumhoff & Williams 204 W. Pennsylvania Avenue Towson, Maryland 21204 Item 249

- 2 -June 11, 1970

Highways: (Continued)

The status of the 'O-foot right-of-way (Division Road) along the southern outline of the property is now known. However, no public road is planned alo. 3 the right-of-way at this time.

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

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, a storm drainage study and 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 permorant) to prevent creating any nuisances or desages to adjacent propercies, 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, demaging private and public holdings domastream of the property. A grading permit is, therefore, necessary for all gradi-, 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 can be made available to serve this property of provide water main systems from the uniting 12-inch public. Yet provide water main systems from the uniting 12-inch public water w

TELEPHONE 494-2413 BALLAMORE COUNTY, MARYLAND Ma. 75376 OFFICE OF FINANCE COURT HOUSE DETACH ALONG PERFORA 30,00 50000 IMPORTANT MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

TELEPHONE No. 75486 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE ---- des- 21, 1971 COURT HOUSE 7.00 #1-171-A IMPARTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

3 516x'S 71-173-2 CERTIFICATE OF POSTING

Towns, Marriage Date of Posting 1000 7-1970

Posted for RECHSSIFICATION FROM R-10 TO RA Petitioner: WALTER J. CRISHER . SON INC. Location of property I/S OF HILTON AUF 470FT S. OF WHE FUTE DU

DEPARTMENT OF SALTIMORE COUNTY

DELSOF MATERIALES F. H. M. TON AVE. 458 FT. T. SOF VALLEY VIEWA DELSOF MATERIALES F. FT. SOF VALLEY VIEW P. D. C. J. S. O. F. HUTCHING. Posted by Cherles M. Mied

County Office Building 1:1 W. Chesaptake Avenue Towson, Maryland 2120k Your Petition has been received and accepted for filing this EDIARD D. HARDENT

ALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

... Walter J. Crismer & Son, Inc.

Jemes D. Nolen, Esq. Nolen, Plumhoff & Williams 204 W. Pennsylvania Avenue Towson, Maryland 21204 Item 249

June 11, 1970

Date of return: 1/00 13 -1970

Public sanitary sewerage is not presently available to serve this property; however, studies have been made and design of an interceptor which could serve this property; is being considered at this time. The Soapstone-Bull Branch Intercenter Report has provided for sewerage from a partion of the Bairy Franch Direinage Free, in which the subject property is located, to be pusped into the promosed interceptor along Bull Branch. The suppling station would be located along Bairy Branch Approximately 2,500 feet soush of this site. The publicacer's engineer should contact the Chief of the Sonitary Sewer Bosing Section of the Bair Section Sould Serve Sewer Section Sould Serve Sewer Section Sould Serve Sewer Section Section of the Section S

A sanitary sewer study will be required for any subsequent lopment of this property.

PROJECT PLANNING DIVISION:

The layout for both public and private roads will be determined by the Joint Subdivision Planning Commission.

DEPARTMENT OF TRAFFIC ENGINEFRING:

The subject petition is requesting a change from RIC to AA of 47.57 acres. The subject petition can be expected to increase the rip dansity from 2400 trips a day to 5700 trips a day. At the present time, the only access to the subject property is via a substandard RIIIon Amenue, which cannot be expected to handle this volume.

BUILDING ENGINEER'S OFFICE:

Petitioner to meet all applicable requirements of Saltimore County Building Code and Regulations when plans are submitted.

BOARD OF EDUCATION:

The Hillcrest Elementary School services this area and is currently at its capacity of 5555.

The area as currently zoned could possibly yield 47 students, while if the 696 proposed garden apartments were constructed, the yield could be 139 pupils.

June 11, 1970

FIRE DEPARTMENT:

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 must be in accordance with the Baltimore County Standards.

Minimum width to the roads through site shall be 30' to assure passage of Fire Department equipment, HEALTH DEPARTMENT:

- 4 -

A petition must be held until it is shown how the property is to be served for $\mu_{\rm c}$ (ic rewer. ZONING ADMINISTRATION D'VISION:

This office is withholding a hearing date until such time as a complete sener study is provided, and the site clan is acceptable to Department of Traffic Engineering. The pestitioner will also be required to provide 30 ft; private driveways throughout the development to allow passage of fire protecting vehicles.

Very truly yours. Oller X Thomas OLIVER L. MYERS, Chairman

OLN: JO

CERTIFICATE OF PUBLICATION

TOWSON MD. November 5 19 70 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 xmoccountys species before the 23rd appearing on the ... 5th ... day of ... Nevenber 19. 70. THE JEFFERSONIAN. Cost of Advertisement, 5

CATONSVILLE TO MES

CRIGINAL

CATONSVILLE, MD. 21228 November 11,

THIS IS TO CERT!"Y, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Haltimore County, Maryland, once a week for One

EXECUTED neeks before the 11 day of New ., 19 70, that is to say,

the same was inserted in the issued of Nov. 5, 1970

STROMBERG PUBLICATIONS, Inc.

m Lett Morgan



