

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Dun Lea Apartments, Inc., by
Claribel A. Anderson, President 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 DR-10.5 zone to an DR-16 zone; for the following reasons:

error in original zoning.

See attached description

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.

DUN LEA APARTMENTS, INC.
Contract purchaser
7900 North Boundary Road
Baltimore, Maryland 21222

Legal Owner
8 Neptune Drive
Joppe, Maryland 21095

Protestant's Attorney
Saunders M. Almond, Jr.

RECORDED By The Zoning Commissioner of Baltimore County, this 26th day of February, 1974.

1974, 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, Maryland, on the 3rd day of April, 1974, at 10:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

10.00
4/13/74

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
NW and SW corners of Merritt Boulevard : DEPUTY ZONING
and Westfield Road - 12th District : COMMISSIONER
Dun Lea Apartments, Inc. - Petitioners :
NO. 74-225-R (Item No. 4) :
OF
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D.R. 10.5 Zone to a D.R. 16 Zone for a 2.73 acre parcel of land situated on the west side of Merritt Boulevard at Westfield Road and Ives Lane, in the Twelfth Election District of Baltimore County.

Mr. Thomas Requard, President of the Grayhaven Company contract purchasers of the subject property, testified in behalf of the request.

The Grayhaven Company owns and rents approximately 400 apartment units, many of which are in the Dundalk area. The Grayhaven Management Office is located in close proximity to the subject site, and as such, is ideally situated to oversee the apartments. Consequently, when the apartments in question were offered for sale, Mr. Requard immediately took steps to purchase said apartments. A subsequent zoning verification request revealed that the property, on which the existing 62 apartments are located, was inadvertently downshifted from R.A. (D.R. 16) to a D.R. 10.5 zoning classification.

The Petitioners' Exhibit No. 1 consists of a site plan and indicates the number of units, location of buildings and acreage involved. The Petitioners' Exhibit No. 2 consists of a letter to the Zoning Commissioner from the Baltimore County Planning Board with regard to this Reclassification Petition. The following comment was made:

"After reviewing this petition, the Planning Board concluded that a drafting error had apparently been made at the time the zoning map was drawn; the Board agreed that it had not intended to recommend a change in the zoning classification of this property, particularly since apartments had been built on this tract in 1962.

It is therefore recommended that the petitioner's request be granted."

Mr. Requard's testimony clearly indicated that he has no intention of intensifying the present use of the subject property. His present offices are more than adequate for his management needs and no office building or other structure is proposed on the subject property. Testimony also indicated that the original Petition request, Case No. 53-33, granted a Reclassification to a R.G. Zone and a Variance to permit 28 units to the acre in lieu of the then permitted 16. The councilmatic action in removing the D.R. 16 zoning by the adoption of the 1971 Comprehensive Zoning Map, did not affect the Variance, which is considered to be in force at the present time.

The present zoning laws and regulations prohibit the construction of additional office building or other structures on the subject property since the density has been utilized to the fullest extent including the density Variance.

Mr. Edward J. Pipkin appeared at the hearing and submitted a Petition signed by over one hundred area residents who were opposed to the subject Reclassification. However, Mr. Pipkin was not fully aware of all the facts and was particularly concerned with possible future office building being built on the subject property in connection with the large mall that is presently under construction on the north side of the subject property.

County and State agencies, who reviewed the Petitioners' plans, indicated that water and sewer are available to the site and that no health hazard is anticipated. No other adverse comments were offered with regard to this existing development.

After reviewing the above testimony and evidence, it is the opinion of the Deputy Zoning Commissioner that insofar as this particular property is concerned, a definite error was made with regard to the present zoning classification, D.R. 10.5, and that the property should be classified to a zoning category compatible with the existing use (D.R. 16).

- 2 -

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner this 10th day of April, 1974, that the herein described property or area should be and the same is hereby Reclassified from a D.R. 10.5 Zone to a D.R. 16 Zone.

James E. H. Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE April 19, 1974 BY John R. P. [Signature]

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DATE April 19, 1974 BY John R. P. [Signature]

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DATE April 19, 1974 BY John R. P. [Signature]

- 3 -

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

RESIDENCE 771-488

January 14, 1974

DESCRIPTION TO ACCOMPANY PETITION FOR RECLASSIFICATION

PARCEL A

BEGINNING for the same at a point formed by the intersection of the west side of Merritt Boulevard, 120 feet wide, and the north side of Westfield Road, 60 feet wide; running thence and binding on the west right-of-way line of Merritt Boulevard the three following courses and distances: 1) by a curve to the left with a radius of 894.93 feet for a distance of 194.49 feet; 2) N14°53'38" W 125.66 feet; and 3) by a curve to the left with a radius of 96.70 feet for a distance of 39.63 feet; thence leaving the west right-of-way line of Merritt Boulevard and running N64°09'30" W 10.93 feet and N61°23'30" W 320.33 feet to the east side of a 16 foot alley, as shown on Plat 2, Merritt Homes, and recorded in the Plat Records of Baltimore County in Liber G.L.B. 18, folio 10; running thence and binding on the outlines as shown on the aforesaid plat, S13°06'30" W 112.35 feet to the north side of Ives Lane, 60 feet wide, and binding on the north side of Ives Lane by a curve to the left with a radius of 232.53 feet for a distance of 48.27 feet; continuing on the north side of Ives Lane, S88°19'40" E 66.18 feet; running thence and crossing Ives Lane S1°40'20" W 60 feet to the south side of Ives Lane; running thence and binding on the south side of Ives Lane, N88°19'40" W 5.00 feet; thence leaving the south side of Ives Lane and running S1°40'20" W 127.29 feet to the north side of a 16 foot alley; running thence and binding on the north side of the aforesaid alley due east 64.35 feet; running thence S5°52'34" W 16.08 feet to the south side of said alley; running thence and binding on the south side of said alley due west 5.03 feet; thence leaving the south side of said

Dun-Lea

pg. 2

Jan. 14, 1974

alley and running S5°52'34" W 124.08 feet to the north right-of-way line of the aforesaid Westfield Road; running thence and binding on the north right-of-way line of Westfield Road, S75°50'00" E 255.08 feet to the place of beginning.

PARCEL B

BEGINNING for the same at a point formed by the intersection of the west side of Merritt Boulevard, 120 feet wide, and the south right-of-way line of Westfield Road, 60 feet wide; running thence and binding on the south side of Westfield Road N75°50'00" W 216.67 feet to the outline as shown on Plat 2, Merritt Homes, Liber G.L.B. 18, folio 10; thence leaving the south right-of-way line of Westfield Road and binding on said outline S14°10'00" W 100.00 feet to the north side of a 16 foot alley; running thence on the north side of the alley, S75°50'00" E 5.00 feet; thence leaving the north side of aforesaid alley and running S14°10'00" W 16.00 feet; running thence S75°50'00" E 229.80 feet to the western right-of-way line of Merritt Boulevard; thence binding on the west right-of-way line of Merritt Boulevard by a curve to the left with a radius of 894.93 feet and a length of 117.49 feet to the place of beginning.

PARCELS A and B comprise 2.732 acres of land, more or less.

BEING all of the land which by deed dated March 29, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. 5103, folio 573, was conveyed by Holly Lane Apartments, Inc. to Dun-Lea Apartments, Inc.

E. F. RAPHEL
Eugene R. Raphael
Registered Professional
Land Surveyor #2746

PETITIONERS' BRIEF

RE: PETITION FOR RECLASSIFICATION OF 2.732 ACS. KNOWN AS DUN-LEA APARTMENTS, INC., ON THE WEST SIDE OF MERRITT BOULEVARD, AT WESTFIELD ROAD AND IVES LANE.

The Petitioners request a reclassification of the above entitled property due to a drafting error by the Baltimore County Planning and Zoning Department at the time of the original zoning in 1972.

Mr. Edward Johnson, one of the staff members, analyzed the facts presented to him and agreed that a drafting error had been made in connection with the above described property, since the staff was unaware that the property was improved as of 1972, and that a reclassification had been granted by Zoning Commissioner John Rose on August 1, 1961, with the apartments being completed in 1962.

Respectfully submitted,

Saunders M. Almond, Jr.
Attorney for Petitioners

SMA:BSM

County Council of Baltimore County
County Office Building, Towson, Maryland 21204

February 5, 1974

COUNCILMEN

First District
FRANKIE S. ROBBLE
Second District
DARYL HUBBARD
Third District
G. WALTER TYRRE, JR.
Fourth District
WESLEY C. DUNE
Fifth District
HARRY J. BARTENFELDER
Sixth District
FRANCIS C. BARNETT
Seventh District
WALLACE A. WILLIAMS
Secretary

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Attached herewith please find Planning Board Resolution certifying that early action is manifestly required in the public interest on the petition of Claribel A. Anderson, President, Dun Lea Apartments, Inc., to change the zoning classification of the corporation's property on the northwest corner of Merritt Boulevard and Westfield Avenue from D.R. 10.5 to D.R. 16, which was approved by the County Council at their meeting on Monday, February 4, 1974.

Very truly yours,

Thomas Toporovich
Secretary Pro Tem

TT:bl

Attachment

CC: Mr. William D. Fromm

REC-578211
ZONING DEPARTMENT
By

January 7, 1974

Mr. Charles Heyman, Chairman
Baltimore County Planning Board
Room 301, Jefferson Building
Towson, Maryland 21204

Dear Mr. Heyman:

I have recently discovered that the property of my client located in the twelfth district on the northwest corner of Merritt Boulevard and Westfield Avenue was not zoned DR-16 due to a drafting error as intended by the County Council. The error came to my attention only recently after a visit to the office of planning and zoning.

A reclassification had been applied for in 1961 (case no. 53-338V) and a reclassification was granted from an RG zone to RA zone by John Rose, Zoning Commissioner on August 1, 1961. The apartments were completed in 1962.

In a conversation with one of your staff members, Mr. Edward Johnson, and after analyzing the facts which I presented to him, Mr. Johnson agreed that a drafting error had been made regarding my client's property.

Under the cycling zoning procedure, this petition to amend the error cannot even be heard before September or October of 1974. This lapse of time is critical and would result in a personal hardship to my client.

For the reason stated above, I respectfully request that this error be certified by the planning board and sent to the County

Mr. Charles Heyman

January 7, 1974

Council as an emergency or in the best interest of the county (Sect. 22.22(1) of the County Code). This requires exemption from the zoning cycle, thus bringing an immediate hearing to correct this error.

Sincerely yours,

SMA:BSM

Saunders M. Almond, Jr.

January 18, 1974

JAN 23 1974
COUNCIL OFFICE

The Honorable Harry J. Bartenfelder, Chairman
County Council of Baltimore County
County Office Building
Towson, Maryland 21204

Dear Mr. Bartenfelder:

At its regular meeting on Thursday, January 17, 1974, the Baltimore County Planning Board, under the provisions of Subsection 22-22(1) of the Baltimore County Code 1968, as amended, unanimously approved a motion to certify to the County Council that early action is manifestly required in the public interest on the petition of Clarel A. Anderson, President, Dun Lea Apartments, Inc., to change the zoning classification of the corporation's property on the northwest corner of Merritt Boulevard and Westfield Avenue from D.R. 10.5 to D.R. 16.

After reviewing the letter from the petitioner's attorney and a copy of the zoning map, the Planning Board concluded that a drafting error had apparently been made at the time the zoning map was drawn; the Board agreed that it had not intended to recommend a change in the zoning classification of this property, particularly since apartments had been built on this tract in 1962.

Copies of the petition and of the attorney's letter are attached. Additional information will be provided upon your request. Notification to the Zoning Commissioner of the Council's action is necessary so that timely actions can be taken by him in accordance therewith.

Sincerely,

William D. Fromm

William D. Fromm, Secretary
Baltimore County Planning Board

WDF:FSM

Attachments

cc: The Honorable Francis X. Bosse
The Honorable Gary Huddles
The Honorable G. Walter Tyrie, Jr.
The Honorable Webster C. Dove
The Honorable Francis C. Barrett
The Honorable Wallace A. Williams

Mr. Herbert E. Hohenberger
Mr. S. Eric Dilnenna
Mr. Thomas Toporovich
Mr. Saunders M. Almond, Jr.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHERAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3551

January 7, 1974

RECEIVED
JAN 9 1974
BALTIMORE COUNTY

Mr. Charles Heyman, Chairman
Baltimore County Planning Board
Room 301, Jefferson Building
Towson, Maryland 21204

Dear Mr. Heyman:

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A reclassification had been applied for in 1961 (case no. 53-338V) and a reclassification was granted from an RG zone to RA zone by John Rose, Zoning Commissioner on August 1, 1961. The apartments were completed in 1962.

In a conversation with one of your staff members, Mr. Edward Johnson, and after analyzing the facts which I presented to him, Mr. Johnson agreed that a drafting error had been made regarding my client's property.

Under the cycling zoning procedure, this petition to amend the error cannot even be heard before September or October of 1974. This lapse of time is critical and would result in a personal hardship to my client.

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Mr. Charles Heyman

January 7, 1974

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Saunders M. Almond, Jr.

SMA:BSM

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Dun Lea Apartments, Inc. by
Clarel A. Anderson, President
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 DR-10.5 zone to an DR-16 zone; for the following reason:

error in original zoning.

and to be subject to the provisions and regulations of the Zoning Law of Baltimore County, and to be subject to the provisions and regulations of the Zoning Law of Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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.

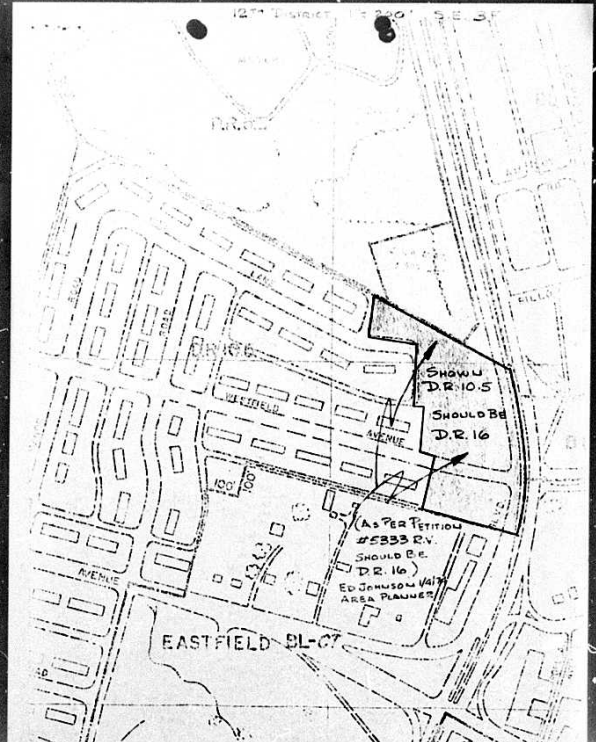
THE GRANTHAVEN COMPANY BY: Thomas Regard, President
DUN LEA APARTMENTS, INC. BY: Clarel A. Anderson, President

Contract purchaser Address: 7900 North Boundary Road
Baltimore, Maryland 21222
Legal Owner Address: 8 Neptune Drive
Joppa, Maryland 21095

Petitioner's Attorney: Saunders M. Almond, Jr.
Towson, Maryland 21204
Protestant's Attorney:

Address: 407 Mercantile-Township Bldg.
Towson, Maryland 21204

ORHEARD By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dilnenna, Zoning Commissioner Date: February 21, 1974

FROM: Baltimore County Planning Board

SUBJECT: Zoning Reclassification Petition

Pet. EXHIBIT 2

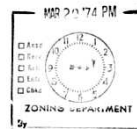
Property Owner: Dun Lea Apartments, Inc.
Location: N/W corner of Merritt Blvd. & Westfield Ave.
Existing Zoning: D.R. 10.5
Requested Zoning: D.R. 16
District: 12

After reviewing this petition, the Planning Board concluded that a drafting error had apparently been made at the time the zoning map was drawn; the Board agreed that it had not intended to recommend a change in the zoning classification of this property, particularly since apartments had been built on this tract in 1962.

It is therefore recommended that the petitioner's request be granted.

William D. Fromm
William D. Fromm, Secretary
Baltimore County Planning Board

WDF:JGH:FW



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

OFFICE OF THE DIRECTOR

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
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I, Claribel A. Anderson, 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 DR-10.5 zone to an DR-16 zone; for the following reasons:

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BY: THE GRAYHAVEN COMPANY DUN LEA APARTMENTS, INC.
BY: Thomas Reguard, President BY: Claribel A. Anderson, President

Contract purchaser Legal Owner
Address: 7900 North Boundary Road Address: 8 Neptune Drive
Baltimore, Maryland 21222 Joppa, Maryland 21085

Petitioner's Attorney
Saunders M. Almond, Jr. Protestant's Attorney
Address: 407 Mercantile-Townson Bldg.
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this... day of... 197..., 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...

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

OFFICE OF THE DIRECTOR

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BY: THE GRAYHAVEN COMPANY DUN LEA APARTMENTS, INC.
BY: Thomas Reguard, President BY: Claribel A. Anderson, President

Contract purchaser Legal Owner
Address: 7900 North Boundary Road Address: 8 Neptune Drive
Baltimore, Maryland 21222 Joppa, Maryland 21085

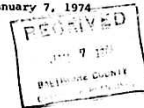
Petitioner's Attorney
Saunders M. Almond, Jr. Protestant's Attorney
Address: 407 Mercantile-Townson Bldg.
Towson, Maryland 21204

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SAUNDERS M. ALMOND, JR.
ATTORNEY AT LAW
407 MERCANTILE-TOWNSON BUILDING
TOWSON, MARYLAND 21204

REGISTERED
PROFESSIONAL ENGINEER
JOHN L. LARSEN, JR.

January 7, 1974



Mr. Charles Heyman, Chairman
Baltimore County Planning Board
Room 301, Jefferson Building
Towson, Maryland 21204

Dear Mr. Heyman:

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A reclassification had been applied for in 1961 (case no. 53-33RV) and a reclassification was granted from an RD zone to RA zone by John Rose, Zoning Commissioner on August 1, 1961. The apartments were completed in 1962.

In a conversation with one of your staff members, Mr. Edward Johnson, and after analyzing the facts which I presented to him, Mr. Johnson agreed that a drafting error had been made regarding my client's property.

Under the cycling zoning procedure, this petition to amend the error cannot even be heard before September or October of 1974. This lapse of time is critical and would result in a personal hardship to my client.

For the reason stated above, I respectfully request that this error be certified by the planning board and sent to the County

Mr. Charles Heyman

January 7, 1974

Council as an emergency or in the best interest of the county (Sect. 22.22(i) of the County Code). This requires exemption from the zoning cycle, thus bringing an immediate hearing to correct this error.

Sincerely yours,

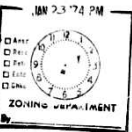
Saunders M. Almond, Jr.

SMA:BSM

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



January 18, 1974



The Honorable Harry J. Bartenfelder, Chairman
County Council of Baltimore County
County Office Building
Towson, Maryland 21204

Dear Mr. Bartenfelder:

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Sincerely,

William D. Fromm
William D. Fromm, Secretary
Baltimore County Planning Board

WDF:FS:mr
Attachments

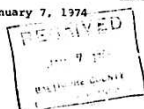
cc: The Honorable Francis X. Bosile
The Honorable Gary Huddles
The Honorable G. Walter Tyrie, Jr.
The Honorable Webster C. Dove
The Honorable Francis C. Barrett
The Honorable Wallace A. Williams

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 414-3331 ZONING 424-3331

SAUNDERS M. ALMOND, JR.
ATTORNEY AT LAW
407 MERCANTILE-TOWNSON BUILDING
TOWSON, MARYLAND 21204

REGISTERED
PROFESSIONAL ENGINEER
JOHN L. LARSEN, JR.

January 7, 1974



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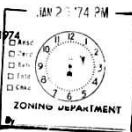
Saunders M. Almond, Jr.

SMA:BSM

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



January 18, 1974



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County Council of Baltimore County
County Office Building
Towson, Maryland 21204

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William D. Fromm, Secretary
Baltimore County Planning Board

WDF:FS:mr
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The Honorable G. Walter Tyrie, Jr.
The Honorable Webster C. Dove
The Honorable Francis C. Barrett
The Honorable Wallace A. Williams

Mr. Herbert E. Hohenberger
Mr. S. Eric Dinenna
Mr. Thomas Toporovich
Mr. Saunders M. Almond, Jr.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 414-3331 ZONING 424-3331

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 26, 1974

Saunders M. Almond, Jr. Esq.
407 Mercantile-Townson Bldg.
Towson, Maryland 21204

RE: Reclassification Petition
Item 130A
Dun Lea Apts., Inc., by
President - Claribel A. Anderson -
Petitioners

Dear Mr. Almond:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development of the property. The following comments are a result of this review and inspection.

The subject properties are located on the west side of Merritt Boulevard on the north and south sides of both Ives Lane and Westfield Road. They are improved with four (4) apartment buildings that were built subsequent to Residence, Apartment (R.A.) zoning being granted on August 1, 1961 (Case No. 533-RV).

The properties to the north and east are commercially zoned, but presently unimproved. The property to the south is both commercial zoned and improved. To the west is Westfield, an existing rowhouse development.

Saunders M. Almond, Jr., Esq.,
Item 130A
Page 2
February 26, 1974

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 not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTORWm. T. MEIER
DEPUTY TRAFFIC ENGINEER

March 1, 1974

Mr. S. Eric DiNenna
County Office Building
Towson, Maryland 21204

Re: Dun Lea Apartments, Inc. by President Claribel A. Anderson
Parcel A - W/S Merritt Boulevard, and N/S Westfield Road
Parcel B - W/S Merritt Boulevard and the S Right of Way line of
Westfield Road
Reclassification from D.R. 10.5 to D.R. 16
District 12

Dear Mr. DiNenna:

The subject petition is a reclassification from D.R. 10.5 to D.R. 16. Since the submitted plan does not show the number of units, parking, and access to the site, it is not possible to comment on the plan.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

Baltimore County Fire Department

J Austin Deitz
Chief

Towson, Maryland 21204

873-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Dun Lea Apartments, Inc. by President Claribel A. Anderson

Location:

Item No. Zoning Agenda Jan. 29, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 feet along an approved road in accordance with Baltimore County standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at [redacted] shall be the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: Insp. Wm. Brady
Planning Group
Special Inspection Division

Noted and Approved: *Paul H. Riecke*
Deputy Chief
Fire Prevention Bureau

mls
4/10/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 30, 1974

DONALD J. ROOP, M.D., M.P.H.
DEPUTY DIRECTOR AND COUNTY HEALTH OFFICER

February 7, 1974

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, January 29, 1974, are as follows:

Property Owner: Dun Lea Apartments, Inc. by
President: Claribel A. Anderson
Location: Parcel A - W/S Merritt Blvd. & S. Right-of-Way
Parcel B - W/S Merritt Blvd. & S. Right-of-Way
line of Westfield Rd.

Present Zoning: D.R. 10.5
Proposed Zoning: Reclass to D.R. 16
No. Acres: 2.732
District: 12

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:md

WILLIAM D. FROMM
DIRECTORS. ERIC DINENNA
ZONING COMMISSIONER

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # , Zoning Advisory Committee Meeting, January 29, 1974, are as follows:

Property Owner: Dun Lea Apartments, Inc. by President Claribel A. Anderson
Location: Parcel A - W/S of Merritt Blvd. and N/S of Westfield Road
Parcel B - W/S of Merritt Blvd. and the S right-of-way line of Westfield Road
Existing Zoning: D.R. 10.5
Proposed Zoning: Reclass from D.R. 10.5 to D.R. 16
No. of Acres: 2.732
District: 12th

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3511 ZONING 494-3531

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 25, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: January 29, 1974

Re: Item
Property Owner: Dun Lea Apartments, Inc. by President Claribel A. Anderson
Location: Parcel A - W/S of Merritt Blvd. & N/S of Westfield Rd.
Parcel B - W/S of Merritt Blvd. & the S. Right-of-way line of Westfield Rd.
Present Zoning: D.R. 10.5
Proposed Zoning: Reclass from D.R. 10.5 to D.R. 16

District: 12th
No. Acres: 2.732

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

MNP/ml

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLSWORTH N. DIVEN, P.E., CHIEF

April 8, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #130-A (1973-1974)
Dun Lea Apartments, Inc. by President Claribel A. Anderson
Parcel A - W/S of Merritt Blvd. & N/S of Westfield Rd.
Parcel B - W/S of Merritt Blvd. & the S right-of-way line
of Westfield Rd.
Existing Zoning: D.R. 10.5
Proposed Zoning: Reclass. from D.R. 10.5 to D.R. 16
No. of Acres: 2.732 District: 12th

Dear Mr. DiNenna:

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.

General:

Baltimore County utilities and highway improvements are not involved. It appears that additional fire hydrant protection may be required in the vicinity. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #130-A (1973-1974).

Very truly yours,

Ellsworth N. Diven
ELLSWORTH N. DIVEN, P.E.
Chief, Bureau of Engineering

END:ENM:FW:ms

5-W Key Sheet
9 & 10 SE 22 Pcs. Sheet
SE 3 F Topo
100' Tax Map

H. EMILIE PARKS, President
EUGENE C. HESS, Vice President
MR. ROBERT L. HENNEY

MARCUS M. BOTSARIS
JOSEPH N. FIDGIAN
ALVIN LORECK
JOSHUA W. WHEELER, Superintendent

T. HARVARD WILLIAMS, JR.
EDWARD W. TRACY, P.E.
MR. RICHARD M. WIGGINTON

CERTIFICATE OF PUBLICATION

OFFICE OF

Dundalk Eagle

March 27, 1974 19

38 N. Dundalk Ave.
Dundalk, Md. 21222

THIS IS TO CERTIFY that the annexed advertisement of
SECTION 100, BALTIMORE COUNTY, IN MATTER OF
PETITION FOR CLASSIFICATION OF LAND FOR A WEEKLY NEWS-
PAPER PUBLISHED IN BALTIMORE COUNTY, MARYLAND, ONCE A WEEK
FOR ONE (1) consecutive week before the
15th day of March 1974 that is to say,
the same was inserted in the issue of March 21, 1974.

Kimball Publication, Inc.

Publisher

By *Kimball Publication, Inc.*

PETITION FOR CLASSIFICATION OF LAND FOR A WEEKLY NEWS-PAPER PUBLISHED IN BALTIMORE COUNTY, MARYLAND, ONCE A WEEK FOR ONE (1) consecutive week before the 15th day of March 1974 that is to say, the same was inserted in the issue of March 21, 1974.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 16, 1974
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 a week for one (1) consecutive week before the 15th day of March 1974 that is to say, the same was inserted in the issue of March 16, 1974.

THE JEFFERSONIAN,

L. Leach Smith
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#74-225-R

District: *12A*
Date of Posting: *3-14-74*
Posted for: *Resubmitting Petition No. 1222-R, 12-14-68*
Petitioner: *Dan Lee Agts., Inc.*
Location of property: *407 Mercantile-Towson Bldg., Towson, Md.*
Location of Sign: *2 Signs on Front of Land, 1 Sign on West Side of Land*
Remarks: *See Petition*
Posted by: *Mark H. Hines* Date of return: *3-21-74*

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>										
Previous case: <i>[Signature]</i>										
Revised Plans: Change in outline or description									Yes	No
									Map #	

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this *15th* day of *April* 1974
* 1974 Item # *1999*

[Signature]
S. Eric DiNemnd
Zoning Commissioner

Petitioner *Dan Lee Agts., Inc.* Submitted by *Dan Lee Agts., Inc.*
Petitioner's Attorney *Samuel M. Almond* Reviewed by *[Signature]*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE *April 3, 1974* ACCOUNT *01-662*

AMOUNT *\$102.75*

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Samuel M. Almond, Jr., Esq.
607 Mercantile-Towson Building
Towson, Md. 21204
Advertising and posting of property for Dan Lee Agts., Inc.
#74-225-R

Samuel M. Almond, Jr., Esq.
607 Mercantile-Towson Bldg.
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

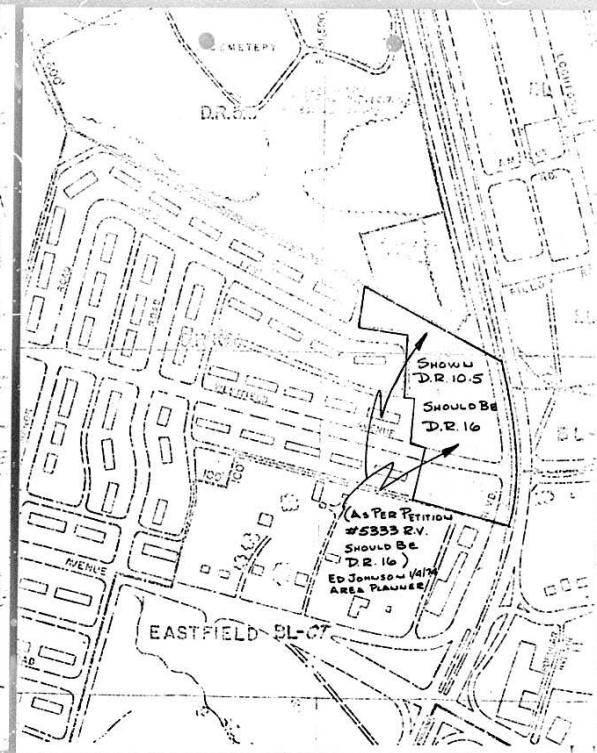
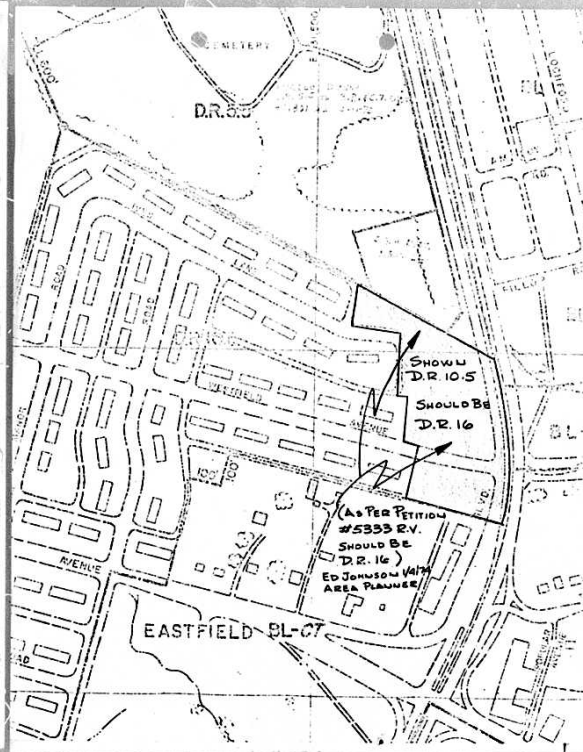
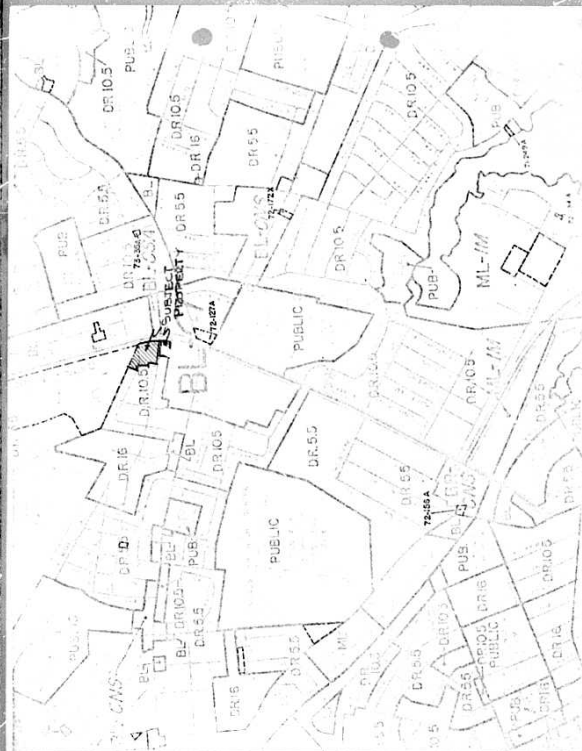
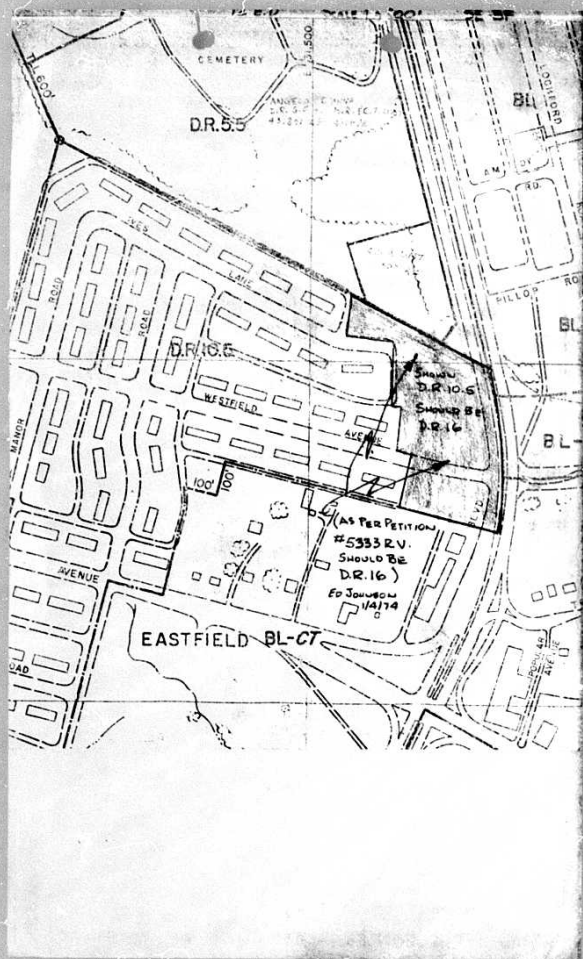
Your Petition has been received and accepted for filing
this *15th* day of *February* 1973

[Signature]
S. Eric DiNemnd
Zoning Commissioner

Petitioner *Dan Lee Agts., Inc.* by *[Signature]*
Petitioner's Attorney *Samuel M. Almond*

607 Mercantile-Towson Building
Towson, Md. 21204

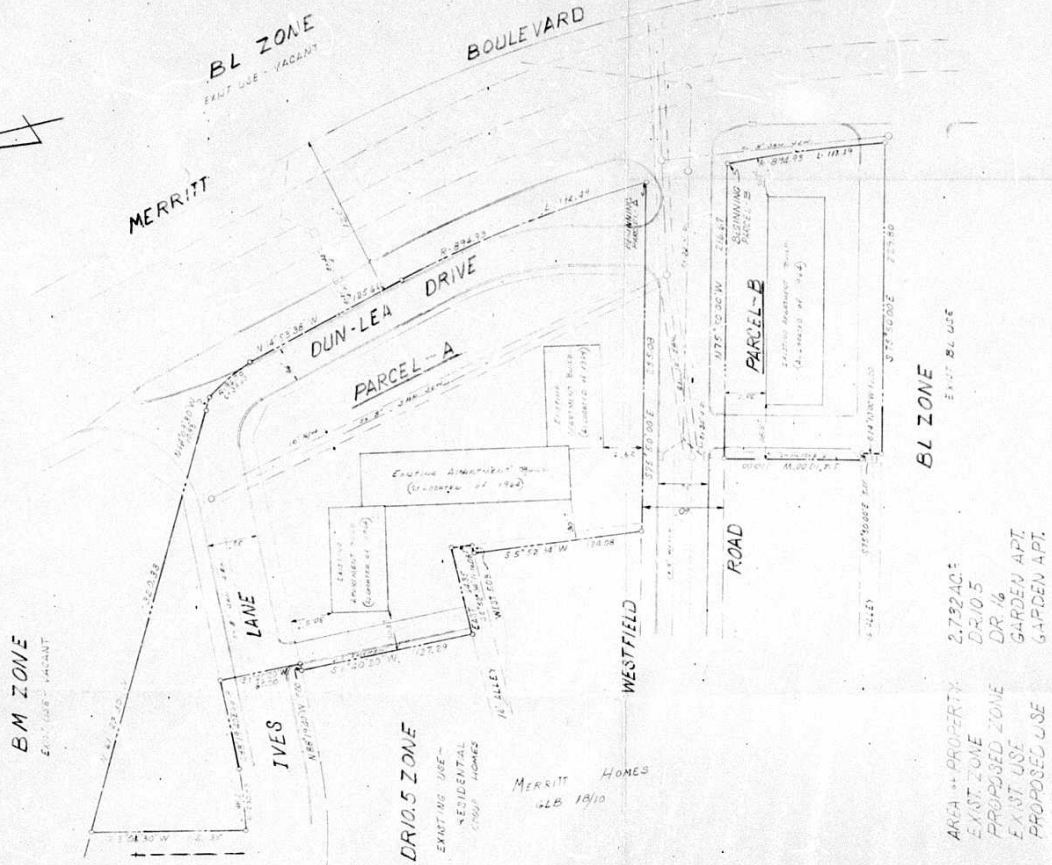
Reviewed by *[Signature]*
Chairman,
Zoning Advisory Committee



MAP	32
SECTION	32
DATE	1-1-50
BY	1-1-50
FOR	1-1-50
FILE	1-1-50

DUN-LEA APARTMENTS INC.
12 TELE. DIST.
BALTO CO. MD.
JAN. 11 1950

PET EX #1



AREA - PROPERTY: 2.732 AC.
EXIST ZONE: DR10.5
PROPOSED ZONE: DR10
EXIST USE: GARDEN APT.
PROPOSED USE: GARDEN APT.

E.L. Ruppel

EXISTING APARTMENT BUILDING
(CONSTRUCTED 1940)

