

Innment Processin

County Office Building 111 West Chesapeake Ave Towson, Maryland 21204

RE: White Oaks Apertments (AKA Scarborough LP), 407 E. Ceder Run Place, Zoning case \$75-42-R. 1st Election District

Based on the information we received from you, we are able to provide the ring general information.

The property described in zoning case #75-42-R as White Caks Apartment velopment is zoned D. R. -16 (see enclosed 200 R. scale zoning map). This zoning own 16 residential units per care. The site plan that accompanies the enclosed orde ows a development with 192 units. I have no record of whether all were built and into rif these are the above referenced 165 units.

I have enclosed a copy of Baltimore County's definition of density unit to allow to calculate the number of apartments in relation to density units allowed for you

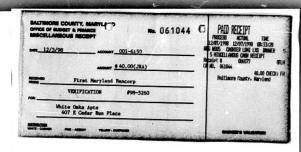
This property is not in or near a flood zone.

Come visit the County's Website at www.co.ba.md.us

ase advise if a Business and/or Operating License is required in you

Enclosed check #171186993 in the amount of \$40.00 for your services

Very truly yours, Peggy Brewer



Ms. Peggy Brewer December 11, 1996 Page 2

JRA:cit Forton re

The results of the control of the co

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c: zoning case #75-42-R

First Maryland Maryage

Tel: (+10)

*casher

Mail Code: 101-617, 17th Floor 25 South Charles Street Baltimore, MD 21201 Fax: (410) 545-2395

Mr. Arnold Jablon, Director Planning & Zoning Officer Dept of PDM 111 W. Chesapeak Avenu Room 111 Towson, MD 21204

> White Oaks Apartments (AKA Scarb rough LP) 407 E. Cedar Run Place SW Z-E SIE

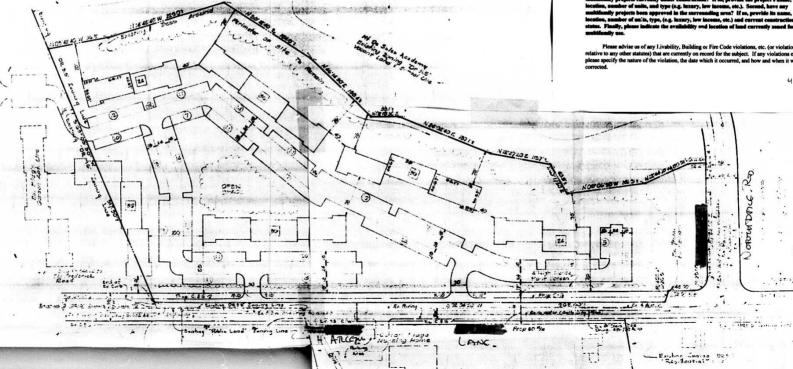
First Maryland Mortgage Corporation is currently processing a multifamily loan in the by Federal National Mortgage Association (Fannie Mae) secured by the above

Fanale Mae requires that we obtain from your office a letter stating whether the property represents a conforming use or a legal non-conforming use under current zoning or one restrictions levrs. Also, please onlyine us no to whether or set the improvements could be rebuilt to current total and density if damaged or destroyed by fire or natural forces. Finally, please advise us if the property is located in a flood zone. If so, please specify which, and provide a copy of the appropriate flood zone map.

We would like to learn about the area surrounding the property. First, are any maintifamily projects currently under counteraction? If so, provide the project's name, location, number of make, and type (e.g. huzary, low locates, etc.). Second, have any maintifamily projects been approved in the surrounding area? If so, provide its name, location, number of mink, type, (e.g. huzary, low locations, etc.) and current construction trains. Pinally, please indicate the availability and location of land currently assend for maintifamilies.

Please advise us of any Livability, Building or Fire Code violations, etc. (or violations relative to any other statutes) that are currently on record for the subject. If any violations exist, please specify the nature of the violation, the date which it occurred, and how and when it was

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With Special Exception Son Patition No. 0040 A

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RECLASSIFICA TALL

PARLEY L. . - 4 1.2 -1-

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COMBULTING

PETITION OR ZONING RE-CLASIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

IXXXwe Contract Purchaser and legal ow	oner of the property si	ituate in Baltimore
County and which is described in the description and planereby petition (1) that the zoning status of the herein de	at attached hereto and m	nade a part hereof,
hereby petition (1) that the folling status of the never di	cacinoca property ac it.	
	DD E E	some to an

to the Zoning Law of Baltimore County, from an. DR 16 __zone; for the following reasons

- In classifying the property DR 5.5 the Council committed error as set out in the attached memorandum.
- The neighborhood has changed substantially so as to alter its character since the adoption of the present zoning map by the Council, as set out in the attached memorandum.
- The requested reclassification would be of great benefit to neighborhood, the entire community, and Baltimore would satisfy a great need.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Bal County, to use the herein described property, for. N.A.

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 a 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 Baltim ACADEMY OF THE VISITATION OF

ROBERT AND HARRY MEYERHOFF

BERT AND HARRY METEROUFF

BUILDING COMPANY

Mother Many Connect School Country

Robert E. Moyerhoff Fres.

Mother Many Bernard School Country

Robert E. Moyerhoff Fres.

Mother Many Bernard School Country

Address Catonsville, Maryland 212.8

ess 6301 Reisterstown Road Baltimore, Maryland 21215

Some Intrue Petitioner's Attorne Samuel M. Trivas Address 6301 Reisterstown Road

Baltimore, Maryland 21215

ORDERED By The Zoning Commission mer of Baltimore County, this....

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning missioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the ...

18 Zoning Commissioner of Baltimore Co

Macher Many Bu naid Schlitz

Protestant's Attorney

201-2040

September 25, 1974

Samuel M. Trivas, Esquire 6301 Reisterstown Road Baltimore, Maryland 21215

> RE: Petition for Reclassification E/S of Harlem Lane, 842.62' S of Old Frederick Road - 1st District Academy of the Visitation of Mt. De Sales, Inc. - Petitiones NO. 15-42-R (Item No. 34)

Dear Mr. Trivas

I have this date passed my Order in the above captioned matter in

Very truly yours, anus 2. Has

JAMES E. DYER Deputy Zoning Commissioner

JED/me

Louis J. Weinkam, Esquire 22 West Pennsylvania Avenue Towson, Maryland 21204 RE: PETITION FOR RECLASSIFICATION E/S of Harlem Lane, 842.62' S of Old Frederick Road - 1st District Academy of the Visitation of Mt. De Sales Inc. - Petitiones

BEFORE THE DEPUTY ZONING COMMISSIONER OF

: BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D. R. 5.5 Zone to a D. R. 16 Zone. The property in question is situated on the east side of Harlem Lane, 842.62 feet south of Old Frederick Road, in the First Election District of Baltimore County.

Testimony was presented on behalf of the request by the Petitione Mother Mary Remard Schlitzer. President of the Academy of the Visitation o Mt. De Sales, Inc., the contract purchaser, Mr. Robert Meyerhoff, Mr Richard Smith, the engineer who prepared the site and development plans, and Mr. David R. Horn, a real estate expert

The Academy of the Visitation of Mt. De Sales was purchased in 1851. The property centained 88 acres, more or less, from which parcels of forty four and twenty-two acres have been sold. The present sale of approximately ten acres, which is the subject of this hearing, would reduce the holdings to tely ten acres. Mother Mary Bernard Schiltzer, testifying as preocial circumstances. However, the Academy will continue to operate and it is expected, that the apartment complex, as proposed to be extended will continue to be compatible with, and good neighbors of, the Academy

Mr. Robert Meyerhoff, testifying as President of the Robert and Harry Meyerhoff Building Company, felt that there was a definite need for additiona apartments in this area and that the proposed apartments would be a logical extension of his White Oaks Apartment Development that adjoins the subject property on the north.

The Petitioner's engineer and real estate experts described the lay of the land, proposed buildings, road improvements, the fact that water and sewer are available and the surrounding land uses. The site is bound on the north by the existing White Oaks Apartment Development, to the rear by the Mt. De Sales Academy, on the front or across Harlem Lane by the Westown mentary School and a nursing home, and on the south by Northdale Road and a substantial development of group homes. The real estate expert felt that the proposed use would be most compatible with the surrounding uses. In light of the established need for apartments, and if the subject property must be sold, the only logical use would be that of apartments. Based on these facts, it was his considered opinion that the Comprehensive Zoning Mar as adopted on March 24, 1971, was in error insofar as this specific property

Several area residents also appeared and testified expressing their concerns as to the narrow width of Harlem Lane, the fact that there are no side walks along this section of Harlem Lane for school children, the additional traffic that would be routed onto Northdale Road, which serves as one of the main entrances to their development, and the three story buildings, which would block their view

In answer to their complaints, the contract purchaser explained that would be no access points to or from Northdale Road. It was his into save the substantial stand of trees, approximately one hundred feet asured from Northdale Road, and that these trees could block out all sight of the proposed apartment building from the existing group home fronting Northdale Road. He also explained that Harlem Lane would be widen along the frontage of his property with curb, gutter and sidewalks being

installed which should alleviate a great deal of the pedistrian and vehicular traffic problems in this specific area

Without further review of all the testimony and evidence received but based on all such testimony and evidence, it is the opinion of the Deputy Zon ing Commissioner that the Petitioner has met his burden of proving error is the zoning map insofar as this particular property is concerned. The existin anding land uses leave little doubt in this Commissioner's mind that the Planning Board and/or Baltimore County Council would have placed the sub ject property in a classification other than D. R. 5. 5 had they known that the property was to be separated and developed independently from the Mount D Sales Academy. The Petitioner has demonstrated that the property can be developed under the standards of a D. R. 16 zoning classification in a manne that would be compatible with other established land uses in the immediate surrounding area. Transition and restrictive requirements of a residential zone of a lesser density would not permit orderly extension of the apartment complex and would in all probability, lead to removal of all trees and other vegetation in an attempt to develop the property to its fullest potential at that zone and density.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this ______ day of September, 1974, that the herein re uested Reclassification from D. R. 5. 5 Zone to a D. R. 16 Zone should be and he same is hereby GRANTED, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning

> Deputy Zoning Commissioner of Baltimore County

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NECTIVED FOR

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DESCRIPTION

9.7 ACRES MORE OR LESS, EAST SIDE OF HARLEM LANE, SOUTH OF OLD FREDERICK ROAD, FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR DR-16 ZONING.

Beginning for the same at a point on the east side of Harlem Lane being distant N 01° 58' 24" E 842. 62 feet from the southwest end of the gusset line ting said east side of Harlem Lane with the south side of Old Frederick Road as shown on the plat of "White Oaks Apartments" and recorded among the Land Records of Baltimore County in Plat Book O. T. G. 34 page 59, running thence binding on the east side of said Harlem Lane, (1) S 02° 04' 20" W 962 feet more or less to the northwesternmost point of the land as shown on the plat of "Subdivision Plat No. 5 Academy Heights" recorded among said Land Records in Plat Book G. L. B. 17 page 24, thence binding on the northwesternmost outline of said last mentioned plat, (2) southeasterly, by a curve to the right with a radius of 400.63 feet, the distance of 20.9 feet, to the east side of said Harlem Lane as shown on said last mentioned plat, thence binding on said east side of Harlen Lane, (3) S 02° 08' 00" W 48 feet, thence binding on the fillet connecting said east

MCA DOD

side of Harlem Lane with the north side of Northdale Road, 60 feet wide, as shown on said last mentioned plat, (4) southeasterly, by a curve to the left with a radius of 25.00 feet, a distance of 39.3 feet, thence binding on said north side of Northdale Road, (5) S 87° 52' 00" E 216.4 feet, thence leaving said Northdale Road for new lines of division eleven courses: (6) N 01* 12' 10" W 32, 2 feet more or less, (7) N 22* 44' 10" W 89.5 feet more or less, (8) N 05* 06' 30" W 152.3 feet more or less, (9) N 63* 17' 50" E 63.9 feet, more or less, (10) N 12° 27' 20" E 113.7 feet, more or less, (11) N 24° 02' 40" E 187. 1 feet, more or less, (12) N 02° 19' 30" E 53. 1 feet, more or less, (13) N 46° 14' 50" E 155.4 feet, more or less, (14) N 35° 12' 40" E 194.9 feet, mare or less, (15) N 14° 45' 40" W 229.0 feet, more or less, and (16) N 08° 42' 40" W 116.8 feet, more or less, to a point onthe southern boundary of land as shown on the first aforementioned plat, thence binding on said southern boundary, (17) S 69° 05' 50" W 517_30 feet, more or less, to the place of beginning.

Containing 9.7 acres of land, more or less.

MD:ed

NECEIVED F

J.O.# 73309

September 21, 1973

ROYSTON MUFILER THOMAS & MILEAN

SOTE 600 FOR WEST PENNSYSANIA SENS TOWSON, MARYLAND 2120

AREA CODE SOI

September 24, 1974

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- SEP 25 74 AM TUNING JEPANTMEN

Eric DiNenna, Zoning Commissioner County Office Building Towson, Maryland 21204

I am writing to you concerning Section 1802.2(C) of

"C. In a D.R. 16 zone, no building shall be constructed within 75 feet of land which is in any zone classified as D.R. 1, D.R. 2, D.R. 3.5, D.R. 5.5, or D.R. 10.5 and which is not within the same development tract.

Mr. Colomari in your office has informed me that this particular provision does not apply to office building. although there is no apparent authority for that interpretation in the Bill. If that is the case, could you please inform me as to what constitutes the proper setback for an office building in a D.b. 6 zone.

Thank you for your cooperation.

Highlas & M. Jonoug

TFMcD/lk

Water Supply # Sewerage Drainage > Highways # Structures @ Developments > Planning # Re

RE: RECLASSIFICATION FROM BEFORE THE D.R. 5.5 TO D.R. 16 ZONE LOCATION: 9.8 ACRE PARCEL, ZONING COMMISSIONER BINDING ON WEST SIDE OF HARLEM LANE AND NORTH SIDE OF NORTHDALE ROAD: ELECTION DISTRICT NO. 1 BALTIMORE BALTIMORE COUNTY COUNTY. MARYLAND

MEMORANDUM

Now comes the Academy of the Visitation of Mount de Sales, Inc., Legal Owner, and Robert and Harry Meyerhoff Building Company, Contract Purchaser, of the above captioned property, by Samuel M. Trivas, their attorney, which states that the reclassification requested should be granted for the following reasons:

ERIOR IN ORIGINAL ZONING

- 1. The subject property should have been zoned D.R. 16, since the Council would have so zoned it, if it had realized the property would not be retained by the legal owner solely for institutional use, and that said use as D.R. 16 would have been the highest and best use for the property.
- 2. The original zoning was further erroneous in that it did not contemplate the great need for this type of zoning at this type of location.

CHANGES IN THE NEIGHBORHOOD

- 1. That the need for higher density residential zoning has greatly increased in this area since the zoning map for the area was adopted.
- 2. Reclassifications have occurred in the immediate neighborhood since the adoption of the original zoning map for the 1st Election District on March 24, 1971. Some of these

D.R. 16

D.R. 5.5

D.R.5.5

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BM 57

reclassifications are:

- a. Case No. 72-89-R West side of Harlem Lane Reclassification: D.R. 5.5 to D.R.16 Granted October 1, 1971
- b. Case No. 73-39-R North side Old Frederick Road east of Academy Road Reclassification: D.R. 16 to B.R. Granted: September 7, 1972
- 3. The legal owners now desire to sell a portion of their land, that is not being used and is not necessary for their institutional purposes, in order to obtain funds to continue their operation and improve their facilities. The portion of land so being sold, to be developed in a manner compatible with and an asset to the neighborhood.
- 4. Old Frederick Road, north of the subject tract and Harlem Lane have been widened and improved since adoption of the original zoning map.
- 5. A change in the energy resources of the area, county, and region now necessitates more multiple dwelling units accessible to urban areas, commercial centers and convenient to mass public transportation - a problem not anticipated at the time of adoption of the original zoning map.
- 6. And for such other additional reasons that may be shown at the hearing hereon.

Mitma Samuel M. Trivas 6301 Reisterstown Road Baltimore, Maryland 21215 Attorney for Petitioners



May 23, 1974

Samuel M. Trivas, Peq. 6301 Reisterstown Road Baltimore, Maryland 21215 AMES B.BYRNES, III

RE: Reclassification Petition and Special Exception Item 34 - 7th Cycle Mount de Sales, Inc. - Petitioner

Dear Mr. Trivas:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(%) of the Zoning Advisory Committee.

This patition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and filing certificate. Notice of the hearing date and filing certificate content of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Comeoil B. ByrneD.T. JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JBB:JD Enclosure

oc: MCA 1020 Cromwell Bridge Road Baltimore, Maryland 21204

TITION FOR RECLASSIFICATI TONING: From D.R. 5.5 to D.R. 1 Zone. East side of Hariem

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was ublished in THE JEFFERSONIAN, a weekly newspaper printed day of _____September_____, 19_71; the first publication appearing on the ___ 22nd __day of __ August__

THE JEFFERSONIAN,

Cost of Advertisement. \$

WILLIAM D. FROMM

S. ERIC DINENNA



May 22, 1974

Mr. S. Eric Di Nenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Boltimore County Office Buildin Towson, Maryland 2120

Dear Mr. Di Nenna:

Comments on Item #34, Zoning Cycle VII, April, 1974, to October, 1974, are as follows:

Property Owner: Mr. DeSales Academy Locution: E/S of Harlem Lane, 842'S of Old Frederick Road Estiling Zoning: D.R.5.5 Proposed Zoning: D.R.16 No. of Acres: 9.7 District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a business with its action.

The site plan appears to be generally acceptable; however, if the petition is granted, the property will be subject to the Joint Subdivision Planning Committee.

Very truly yours, John Zel unbegs John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING LDING 105 WEST CHESAPEAKE AVENUE

OHIGINAL

OFFICE OF

CATONSVILLE LIMINES

CATONSVILLE, MD. 21228 August 26,

THIS IS TO CERTIFY, that the annexed advertise S. Eric Dinenna, Zoning Commissioner of Baltimore Jounty

was inserted in THE CATONSVILLE TIMES, a weekly newspaper put lished in Baltimore County, Maryland, once a week for One

EXECUTION werly before the of day of dug., 1974 that is to so the same was inserted in the issued of August 22, 1974.

STROMBERG PUBLICATIONS.

By Reith Morgan



its distinctive entrance sets the tone for a style of architecture and deluxe appointments throughout that proclaim "luxury" ... but the rentals are well within nearly every budget

IN YOUR APARTMENT..... A World of Convenience.... NEAR YOUR APARTM

- Spacrous Decorator Inspired Rooms
 'aneled Living Room Wall.
- 'aneled Living Room Wall.
 Your Own Postic Balcony
- Large Closets with Elegant Louvered Doors.
- . All New 1971 Kitchen with:
- Two-Door Self-Defrosting Refrigerator
 Dishwasher Disposal Defuxe Range
- bishwasher Disposal Deluxe Mange with Hood - Self-Cleaning Electric Oven Stainless Steel Sink - Furniture-Style Cabinets.
 Compartment Bathroom with:
- Marbleized Vanitory, Contoured Bowl

 King-Size Medicine Cabinet Colored
- Fixtures Non-Slip Tile Floor

 Built in Kleenex Dispenser Revolving
 Toothbrush-Soap-& Tumbler Holder.
- You Control Your Heat & Air Conditioning.
- Master TV Antenna for Brilliant Reception.
 There are Laundry Rooms and Private Storage Locker Rooms in Every Entrance.
- Beautifully Carpeted Hailways.
 Sound Cr. 42 aned & Engineered for Privacy.
- Sound Cr. 42 aned & Engineered for Private
 Schlage G Deadholt Lock
- Schlage G Deadbolt Lo for Maximum Security.

- NEAR YOUR APARTMEN

 2 Mins. to Ingleside Shopping Cent
 - 3 Mins. to Westview Mall Shop, Ctr.
 5 Mins. to Social Security Buildings
 - in V'ood awn

 18 Minutes to Co'umbia –
 - Merriweather Por Pavilion and Garland Dinner Theatre. • 20 Minutes to Downtown Baltinore.
 - 20 Minutes to Downtown Baltimore.
 30 Minutes to Washington, D.C.



14-Cu. Ft. Two-Door Self-Defrosting Refrigerator)

Flameless Electric Range & Range Hood Orshwasher! Garbage Disposal! Garbage Disposal! France In the Catonwille Area and First Time in the Catonwille Area Sall Cleaning Electric Oven!



AN ALL-ADULT APARTMENT COMMUNITY

BY METROPOLITAN BALTIMONE'S LEADING



NAME IN QUALITY APARTMENT LIVING



White Oaks

AND ACADEMY ROAD (JOHNNYCAKE ROAD EXTENDED)

Mestled among giant oak trees...one of which rivals Maryland's centuries old Wye Oak is White Oaks, an imaginative new concept in apartment living.

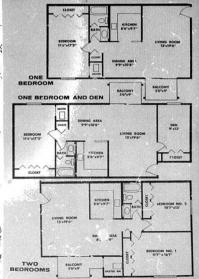
It distinctive entrance welcomes you and set-th case for a style of architecture that one accounts with apartments only in the luxury tental case. This architecture is by no means a furturate occurrence. It was specifically closen with intractive or only ansideration to be apropose that the artiful becaute that should said has been paints alongly proceed. This is the view to your cartment and from your assignment belong, at White Only.

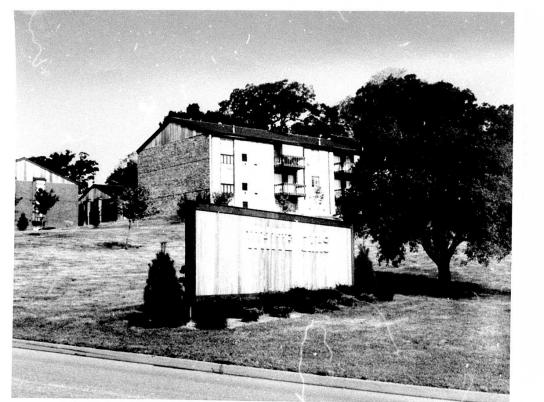
But turn about and lead, be leader agreed dimension in ultra modern plantage to a service unfort and convenience that very lead according to

room and bedrooms that wield softe decorates in you. A convenience late beautiful at a legalet, as the host of man made servants, that answer your contracted the man large closets. Then is a compartment baths on hat preserves your privacy. There is cound conditioning and agineering, that guard your peace. And you are the master or misstress of your conflor, as it is you who

White Ouks is perfect in every detail—in rope arance in appointments, in foration. And ever though it architecture—and elevathing—proclaim haxiry....the rentals are well enthin nearly every, longer









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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townson, Maryland

3-5-605

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District	Date of Posting AGG 22 /77
Posted for PLUTION FOR Rock	SS/FICATION
Petitioner ACADEMY OF THE VISIT	STIEN OF MT. DOSALES INC.
Location of property: E/S OF HARAEM	LANE. 842.62' S OF CAL
FREDERICK HEA	
Location of Signs: O. N.S. NORTHDAKE B	d 50'to - E OF HARREN LANCE
a circum 327 HARAEN LANS	3 OPPOSITE 333 HARREN LANE
Remarks	
Posted by Thouns L. Baland	Date of return: AUGUST 23, 1914

FUNCTION	Wal	Wall Map		Original		Duplicate		Trocing		200 Sheet	
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Descriptions checked and outline plotted on map											
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Granted by ZC, BA, CC, CA											
Reviewed by:					ed Pla		or des	crinti	on	Ves	

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIFT	No. 13133
DATE Sept. 6, 1974 ACCOUN	т01-662
AMOUN	\$166.70
Robert & Harry Meyerhoff, I 6301 Reistertown Rd. Baltimore, Hd. 21215 Advertising and gosting of	Bldg. Co.
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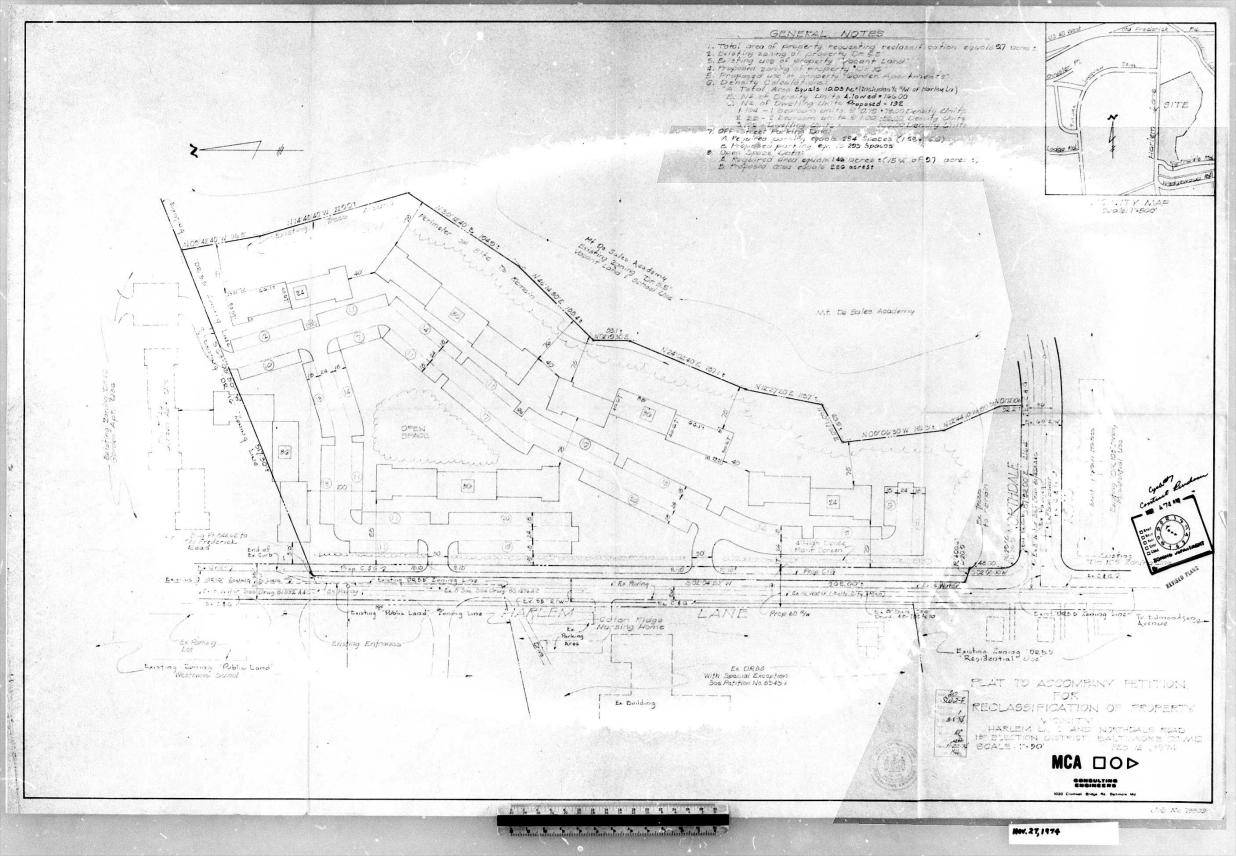
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BALTIMORE COUN OFFICE OF FINANCE - I MISCELLANEOUS	REVENUE DIVISION	No. 14766
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WHITE - CASHIER	DISTRIBUTION PINK - AGENCY	YELLOW - CU-FOMER
Robert & Hr 6301 Reiste	arry Meyerhoff erstown Road	
Baltimore,		
Petition fo		sitation of

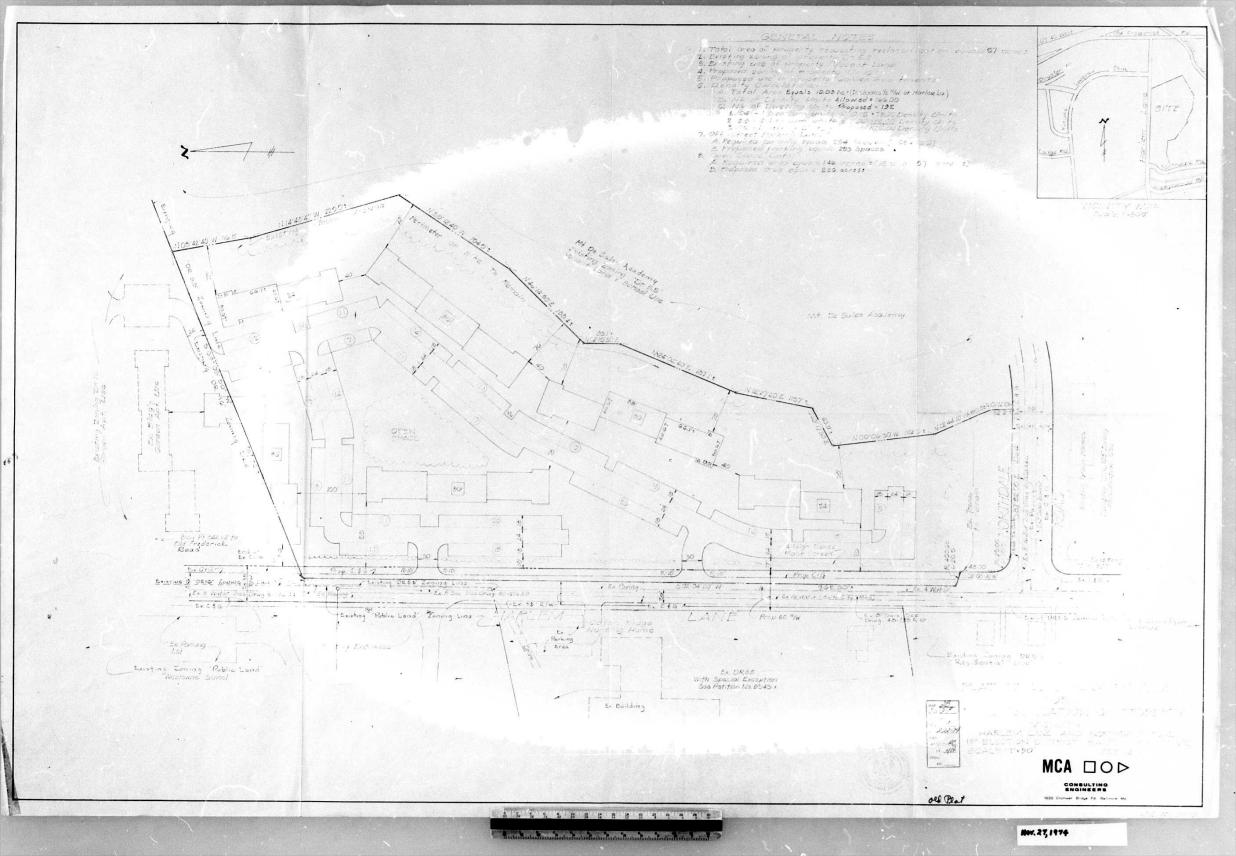
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building III W. Chesaprake Avenue Towson, Maryland 21204

	Your Petition	has been received" thi	210	day
FEB.	1972. Item	·		
		10 1	N	
		S. Eric DiNenna	4	
	` \	Zoning Commissioner		
Petitioner M.: L	DE SALES	Submitted by 7	Temas	
Petitioner's Attorn		Reviewed by	J. S.Com	

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





PETITIONERS EXHIBIT & SCALES 1"=

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