

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BETTY F. LEWISON, 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-16 zone to an DR-16 zone; for the following reasons:

Error in the adoption of map and change in the neighborhood.

See attached description

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.

Contract purchaser Betty F. Lewison Legal Owner
Address 7501 Park Heights Avenue
Baltimore, Maryland 21208

Protestant's Attorney
Address 102 W. Pennsylvania Ave.
Towson, Md. 21204 (823-1800)

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of March, 1976, 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 Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 19th day of March, 1976, at 10 o'clock P.M.

Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BETTY F. LEWISON, 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 for a Variance from Section 1 B 02.2 C of Bill No. 100 of the County Council of Baltimore County to permit a building set-back of 25 feet rather than 75 feet along Park Heights Avenue and

Slade Avenue and

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See attached description
It appears from the zoning map that Park Heights Avenue and Slade Avenue may themselves be zoned DR-2 and thus technically a 75 foot set-back from these streets might be required even though the purpose and intent of Section 1 B 02.2 C does not require same. Therefore, to avoid this purposeless hardship and practical difficulty this variance is sought.

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

Contract purchaser Betty F. Lewison Legal Owner
Address 7501 Park Heights Avenue
Baltimore, Maryland 21208

Protestant's Attorney
Address 102 W. Pennsylvania Ave.
Towson, Md. 21204 (823-1800)

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of March, 1976, 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 Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore County, on the 19th day of March, 1976, at 10 o'clock P.M.

Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

RE: PETITIONS FOR RECLASSIFICATION AND VARIANCE
NE/corner of Slade and Park Heights Avenues - 3rd Election District
Betty F. Lewison - Petitioner
NO. 76-49-RA (Item No. 12)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of Petitions filed by Betty F. Lewison for a Reclassification from a D, R, 2 Zone to a D, R, 16 Zone and, additionally, a Variance to permit a side yard setback of 25 feet in lieu of the required 75 feet. The subject property is located on the north-east corner of Slade and Park Heights Avenues, in the Third Election District of Baltimore County, and contains 4.2 acres of land, more or less.

Evidence on behalf of the Petitioner indicated that 27 townhouses are proposed. It was indicated that much of the land south of the subject property, along Park Heights Avenue, is developed with five to nine story apartment buildings.

Mr. Richard Smith, a qualified engineer, testifying on behalf of the Petitioner, indicated that public water and sewer are available to the subject property and that the proposed use would not have an adverse affect thereon. In recognizing the high density of the surrounding area, most of which is located in Baltimore City and being in close proximity to the common boundary line of Baltimore City and Baltimore County, he felt that the subject property, as presently classified, is in error.

Mr. Hugh Gelston, a qualified real estate appraiser, testifying on behalf of the Petitioner, described the surrounding area. He also felt that the subject property was in error in that it would not be economically feasible to be developed in its present classification, as a flood plain goes through a portion of the subject property. He further felt that the granting of the Reclassification would not have an adverse affect upon the adjoining area if developed as proposed.

ORDER RECEIVED FOR FILING
DATE March 5, 1976
BY John P. Kelly
MARSHALL COUNTY CLERK

ORDER RECEIVED FOR FILING
DATE March 5, 1976
BY John P. Kelly
MARSHALL COUNTY CLERK

Dr. Edward Lewison, husband of the Petitioner, indicated that he has been a surgeon since 1936, is an associate professor at Johns Hopkins Hospital, and has a private practice. He testified that the subject property is presently improved with a large dwelling, built approximately 67 years ago, which has been in his wife's family for many years. It was his opinion that the proposed development would not have an adverse affect upon the neighborhood.

Residents of the area, in protest to the subject Petition, indicated that they were fearful that the granting of the Reclassification would cause a domino effect, in that other properties in the area could be reclassified to a high density. Several Protestants indicated that traffic in the area has been increasing rapidly, resulting in many accidents.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the requested Reclassification should not be granted. The Comprehensive Zoning Map, as adopted on March 24, 1971, is presumed to be correct. The burden of proving error and/or substantial changes in the character of the neighborhood is borne by the Petitioner. In the instant case, this burden has not been met. The main argument of the Petitioner is one of economics. Alone, this is insufficient.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of March, 1976, that the Reclassification be and the same is hereby DENIED and that the subject property be and the same is hereby continued as and to remain a D, R, 2 Zone, and, by necessity, the Variance is hereby DENIED.

Eric DiNenna
Zoning Commissioner of Baltimore County

-2-

MCA
MCA ENGINEERING CORPORATION
ENGINEERS
SURVEYORS

1020 Cromwell Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 823-0900

DESCRIPTION

4.2 ACRE PARCEL, NORTHEAST CORNER SLADE AVENUE AND PARK HEIGHTS AVENUE, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR DR-16 ZONING WITH YARD VARIANCE

Beginning for the same at the northeast corner of Slade Avenue and Park Heights Avenue, running thence binding on the northerly side of Slade Avenue 50 feet wide, three courses as shown on Baltimore County Right of Way Plat RW 65-209-3, (1) easterly, by a curve to the left with a radius of 2722.62 feet, the distance of 131.72 feet, (2) continuing in an easterly direction with a radius of 1367.00 feet, the distance of 212.53 feet, thence (3) N 57° 00' 41" E 89.85 feet to intersect the first line of the first parcel of land conveyed to Betty F. Lewison and recorded among the Land Records of Baltimore County in Liber T. B. S. 1690 page 146, thence binding on the outlines of the land described in said deed seven courses: (4) N 56° 46' E 159.13 feet, (5) N 41° 05' W 198.07 feet, (6) N 77° 48' E 61 feet, (7) N 11° 05' W 130.07 feet, (8) S 77° 48' W 345.8 feet, (9) S 05° 24' E 129 feet, and (10) S 56° 46' W 226 feet to the easterly side of said Park Heights Avenue, thence binding thereon, (11) southerly, by a curve to the left with a radius of 900 feet, the distance of 220 feet, more or less, to the place of beginning.

Containing 4.2 acres of land, more or less.

RLS:mp1

J.O. #01-75030
W.O. #3423-C



Water Supply • Sewerage • Drainage • Highways • Structures • Construction • Reports

NEEDLE, EHUDIN, SOLLINS AND SCHWARZ

STANLEY SOLLINS
HOWARD J. NEEDLE
STEPHEN M. EHUDIN
MICHAEL J. SCHWARZ
SHEPHERD A. NEEDLE
COUNSELORS
MARCY MAX EHUDIN
3044-1072

507 MARYLAND TRUST BUILDING
CALVERT & REDWOOD STREETS
BALTIMORE, MARYLAND 21202
(300) 530-1812

BALTIMORE COUNTY OFFICE
8075 500 ALLEN BROWN BUILDING
405 N. E. 1ST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(300) 298-1434

July 17, 1975

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

Re: Reclassification Petition
Item 12 - Zoning Cycle 9
Betty F. Lewison - Petitioner

Dear Mr. DiNenna:

Please enter my appearance as attorney for the protestants in the above-captioned case and forward to me all documents and Committee reports as you receive them.

Thanking you for your courtesy, I am

Very truly yours,

Stephen M. Ehudin
Stephen M. Ehudin

SME/gg



R. Taylor McLean, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

March 5, 1976

RE: Petitions for Reclassification and Variance
NE/corner of Slade and Park Heights Avenues - 3rd Election District
Betty F. Lewison - Petitioner
NO. 76-49-RA (Item No. 12)

Dear Mr. McLean:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/sew
Attachments

cc: Philip Sachs, Esquire
343 North Charles Street
Baltimore, Maryland 21201

Moses Cohen, Esquire
121 North Calvert Street
Baltimore, Maryland 21202

John W. Hession, III, Esquire
People's Counsel

A. Thomas Beckman, Esquire
Suite 404
One North Charles Street
Baltimore, Maryland 21201

Stephen M. Ehudin, Esquire
Suite 505, Allen Brown Bldg.
102 West Pennsylvania Avenue
Towson, Maryland 21204

LAW OFFICES
ARNOLD FLEISCHMANN
100 WEST PENNSYLVANIA AVENUE
SUITE 505
TOWSON, MARYLAND 21204

July 17, 1975

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

Re: Reclassification Petition
Item 12 - Zoning Cycle 9
Betty F. Lewison - Petitioner

Dear Mr. DiNenna:

I am advised that Stephen M. Ehudin, Esq. has entered his appearance for the protestants in the above-entitled matter.

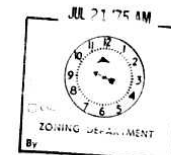
Please strike my appearance in this case.

Very truly yours,

Arnold Fleischmann
Arnold Fleischmann

AF/dia

cc: Mr. Norbert Grunwald
Mr. Benjamin Dorman
Stephen M. Ehudin, Esq.



APR 20 1976

PETITION FOR RECLASSIFICATION : BEFORE THE
from DR-2 to DR-16 and for : ZONING COMMISSIONER
VARIANCE OF 25 foot setback of : BETTY F. LEWISON
BETTY F. LEWISON : OF BALTIMORE COUNTY

MEMORANDUM

The above referred to Petition is based upon error in the zoning map and change in the character of the neighborhood.

Error

1. The Baltimore County Council failed to appreciate adequately the character of the Lewison property and surrounding neighborhood in its imposition of the DR-2 classification on the subject property and therefore erred in its classification thereof in the adoption of the map.

The property binds on the boundary line between Baltimore City and Baltimore County, with a contiguous City area being zoned R-5 (approximately 17 units per acre) under the Baltimore City Zoning Ordinance adopted by the Baltimore City Council in 1971. Prior to the adoption of the City ordinance, and in conformity with it thereafter, the Park Heights Avenue corridor immediately to the south of the Lewison property has had a continuing history of development as an area of luxury garden, mid-rise, and town-house units. For a distance of 4/10 of a mile south along Park Heights Avenue, from the intersection of Park Heights and Slade Avenues to the intersection of Park Heights Avenue and Seven Mile Lane, there are three garden apartment complexes, 4 four-story elevator apartment buildings and/or complexes and one townhouse complex, interspersed by two religious edifices and five

apparently single dwelling units, which may well be subdivided internally into multiple-family dwellings. It is apparent that the once baronial homes, surrounded by large lawns and considerable acreage which formerly characterized the neighborhood along Park Heights Avenue, have been transformed to the pattern of the luxury complexes which now provide the predominate character of this neighborhood. Such character and development was given recognition by the R-5 zoning classification placed upon these properties under Baltimore City's Comprehensive Rezoning of 1971.

The Lewison property, once designated the Marlborough Estates, is a property in the style and manner of those few remaining grand residences now zoned for high density development in order to be compatible with the luxury apartment use which now predominates the area. However, the Lewison property, even though located at the now major Park Heights - Slade Avenue intersection, itself, has been left in a DR-2 zone. Its appeal as an "estate" is extinguished by the major intersection on which it corners, the character of the City to its south, and the character of development in the County to the west along Slade Avenue.

Slade Avenue diagonally across the intersection from the Lewison property, which runs in a westerly direction from Park Heights Avenue to Reisterstown Road, is the site of One Slade, 5-7 Slade, and Eleven Slade, each of which is an elegant high-rise condominium apartment complex in a DR-16 zone.

The northwest corner of the intersection of Park Heights Avenue and Slade Avenue, opposite the Park Heights Avenue frontage of the Lewison property, belongs to the Suburban Country Club. The Club property accommodates a Mass Transit Authority bus turn-around and bus shelter near the intersection.

-2-

Change

1. Since the adoption of the map the Mass Transit Administration has increased bus service to the intersection of Park Heights and Slade Avenue by some 25 to 30 additional bus trips per day. That intersection is the terminus for many bus routes originating in various sectors of Baltimore City. At the same time recent reduction of MTA service to the Caves Road area has increased the use of the corner of Park Heights and Slade Avenues as a taxi-cab and private vehicle pickup point for persons needing transportation to and from the MTA lines to their places of employment in County areas north, northeast and northwest of the northern city line.

2. Increased MTA service to the intersection has increased the noise and vehicular fume pollution level in the immediate area of the Lewison property.

3. Slade Avenue west of Park Heights Avenue is in the process of being widened.

4. Park Heights Avenue north of Slade Avenue has been widened.

5. The reasons for the widening of Slade Avenue are twofold, reflecting two changes in the character of the area:

a. The portion of Slade Avenue west of Park Heights has become the site of 350 high-rise apartment units: 52 units at One Slade, 168 units at 5-7 Slade, and 130 units at Eleven Slade.

b. Slade Avenue east and west of the Lewison property has become the channel for traffic coming from the south and east of the Pikesville area into the Reisterstown Road commercial core of Pikesville. The center of Pikesville which once hovered around

the area between Sudbrook Lane and Old Court Road on Reisterstown Road, has been greatly expanded southward along Reisterstown Road such that the corner of Slade - Warren Avenue and Reisterstown Road (less than 4/10 of a mile from the Lewison property) is the site of Pikesville's only high-rise office building on one corner and a branch of the Maryland National Bank on another corner, with a separate drive-in branch one lot in on the southeast corner of Slade Avenue immediately next to the Eleven Slade Avenue Apartments.

6. The change in the Lewison neighborhood from fine estate properties to high-quality apartments which is discussed in paragraph 2 (incorporated herein by reference) under the heading "Error" has continued since the adoption of the zoning map. Now, with the widening of the roads and the increased public transportation, the apartment character of the neighborhood is even more firmly established than when the zoning map was adopted, and thus on the basis of change becomes a stronger reason for reclassifying the Lewison property than at the time the map was adopted.

Respectfully submitted,

R. Taylor McLean
R. Taylor McLean
102 West Pennsylvania Avenue
Towson, Maryland 21204
823-1800

Attorney for Petitioner

The southeast corner of that same intersection, directly across from the Slade Avenue frontage of the Lewison property, is the site of the Baltimore Hebrew Congregation, one of the largest, if not the largest Hebrew congregation in Baltimore. That facility has an open air parking area of several acres facing the Slade Avenue boundary of the Lewison property as well as attendant entrances and exits thereto, including the principal drive to the doorway of its large school building wing as well as to the rear (but most used) entrance to its religious sanctuaries, auditoriums and social hall.

In summary, the character of the area adjacent to the entire street frontage of the Lewison property and the visage from that property is hardly that of the lawns and lanes of a DR-2 neighborhood. The neighborhood that the tract properly and logically belongs to is one of luxury multiple-family or attached units.

2. There is error in the classification of the Lewison property because there is no reasonable use that can be made of the property under the DR-2 classification, hence the classification is confiscatory.

Applying the provisions of Bill 100, Section 1801.1B1, regarding residential transition areas to the 4.2 acre lot in question, an infinitesimal portion of the lot area falls outside of transition and flood plain areas. Such area (colored red on the accompanying plat) is obviously too small to build on. Therefore, for all practical purposes the entire tract is in a transition area.

In further applying the tables of permitted uses and area standards for residential transition areas, (See, Comprehensive Manual of Development Policies, pages v-5 and v-6), to this

-3-

property, even the "usable" building lots that could be accommodated on this tract would be severely limited. "Usable" becomes a theoretical term in that the permitted lots for the most part would be bound by either Park Heights or Slade Avenue near their intersection and it is doubtful that individual private driveways opening on to those streets at near the intersection would be acceptable.

The size, configuration, flood plain and topography of this tract combine with the transition area requirements of Bill 100 to make the DR-2 classification of this property confiscatory and erroneous.

3. There is original error in the County Council's failure to designate the Reisterstown Road commercial corridor of Pikesville a "town center." This error precluded the proper zoning of high-rise apartment use areas along Slade Avenue as RAE zones. Had Eleven Slade and 5-7 Slade (Suburban Oaks) been properly designated RAE-2, close to the major commercial and cultural center of Pikesville (there are movie theatres, restaurants and cultural events at the Pikesville Armory, all within walking distance of these developments), these high-rise apartments would not have become non-conforming uses in a DR-16 zone. RAE-1 and 2 zoning on Slade Avenue west of Park Heights would have reflected what actually exists in the neighborhood. If this error had not been made, the Lewison property would be within 1000 feet of a town center and could be attractively developed with substantial open space and an appropriate structure with an aesthetically pleasing buffer between the Park Heights city apartment area and the single-family dwelling Dumbarton neighborhood to the north of the city line, on the east side of Park Heights Avenue.

-4-

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 10, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

XXXXXXXXXXXXXXXXXXXX
Chairman
Franklin T. HOGANS, Jr.

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDING ENGINEER

R. Taylor McLean, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 12 - Zoning Cycle 9
Betty F. Lewison - Petitioner

Dear Mr. McLean:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you under the above referenced subject.

Very truly yours,

Franklin T. HOGANS, Jr.
FRANKLIN T. HOGANS, JR.
CHAIRMAN,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: MCA
1020 Crumwell Bridge Road
Baltimore, Md. 21204

RE: PETITION FOR RECLASSIFICATION and
PETITION FOR VARIANCE, Northeast
corner of Slade and Park Heights Avenues,
3rd District
BETTY F. LEWISON, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-49-RA

ORDER TO ENTER APPEARANCE

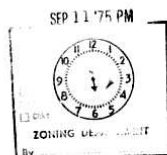
Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Henslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that a copy of the foregoing Order was mailed this 11th day of September, 1975, to R. Taylor McLean, Esquire, The Alex Brown Building, Towson, Maryland 21204.



Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

June 6, 1975

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Re: Zoning Reclass Cycle
#9 Item #11 revised
plan dated May 28, 1975
7501 Park Heights Ave.
(Rte 129)

Attn: Mr. Franklin Hogans

Dear Mr. DiMenna:

The subject revised plan has not been revised in accordance with our comments of April 8, 1975. It is our opinion that the plan should be revised prior to the hearing.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering Access Permits

CL-JEN/ea

by: John E. Mayers

John E. Mayers

P.O. Box 7 / 300 West Preston Street, Baltimore, Maryland 21203

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 10, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hogans, Jr.
Chairman

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

R. Taylor McLean, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 12 - Zoning Cycle 9
Betty F. Lewison - Petitioner

Dear Mr. McLean:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent under the above referenced subject.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Md. 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 4, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hogans, Jr.
Chairman

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

R. Taylor McLean, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 12 - Zoning Cycle 9
Betty F. Lewison - Petitioner

Dear Mr. McLean:

Enclosed please find a copy of the comments of the Baltimore City Planning and Public Works Department concerning the above referenced item. These agencies were requested by this Committee to forward comments concerning all zoning Reclassification petitions located in close proximity to the Baltimore City boundary line.

These comments shall be made a part of the subject petition in its further processing and review, and public hearing.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

0-SW Key Sheet
28 NW 15 & 19 Pos. Shts.
NW 7 E Topo
78 Tax Map

May 12, 1975

Division of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

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

Re: Item #12 - Cycle #9 (April - October 1975)
Property Owner: Betty F. Lewison
W/E cor. of Slade Ave. & Park Heights Ave.
Existing Zoning: D.R. 2
Proposed Zoning: Re-class to D.R. 16 & Variance
from Sec. 1802.20 to permit a setback of 25' in lieu
of the required 75'.
No. of Acres: 4.2 District: 3rd

Dear Mr. DiMenna:

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:

Park Heights Avenue (Md. 129) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road cone under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Slade Avenue, a County road was recently improved as a 44-foot closed section roadway on a 60-foot right-of-way. In this vicinity, no further highway improvements are proposed. However, highway right-of-way widening consisting of a fillet area for sight distance at the intersection will be required in connection with any grading or building permit application.

The construction or reconstruction of sidewalks, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be designed in accordance with Baltimore County Design Standards.

Sediment Control and Storm Water Management Comments:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #12 - Cycle #9 (April - October 1975)
Property Owner: Betty F. Lewison
Page 2
May 12, 1975

Sediment Control and Storm Water Management Comments: (Cont'd)

Drainage studies, storm water management drawings 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.

All proposed subdivisions are subject to the requirements of the Storm Water Management Program. It shall be the responsibility of the Petitioner's engineer to obtain and familiarize himself with the requirements and design criteria available from this office. The preliminary plan must indicate the required Storm Water Management features before tentative approval can be granted.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Open stream drainage for the Western Run traversing this site requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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.

Water:

There are existing 20-inch and 12-inch public water mains in Slade Avenue and Park Heights Avenue, respectively.

Sanitary Sewer:

There is a 12-inch and an 18-inch public sanitary sewer in the southwest portion of the Slade - Park Heights Avenue intersection; also parallel 12-inch and 15-inch sanitary interceptor sewers traverse this property along the Western Run.

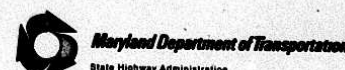
This property is tributary to the Western Run - Jones Falls Sanitary Sewerage System subject to State Health Department imposed moratorium restrictions.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FMW:ea

cc: D. Grise, J. Savers, J. Meyers (SEA)



Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

June 6, 1975

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Re: Zoning Reclass Cycle
#9 Item #12 revised
plan dated May 28, 1975
7501 Park Heights Ave.
(Rte 129)

Attn: Mr. Franklin Hogans

Dear Mr. DiMenna:

The subject revised plan has not been revised in accordance with our comments of April 8, 1975. It is our opinion that the plan should be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

CL-JEN/ea

by: John E. Mayers

John E. Mayers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

APR 20 1976

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
825-7319

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owners: Betty F. Lewison

Location: NE/C of Slade Ave. & Park Heights Ave.

Item No. 12 Zoning Agenda CYCLE #9
April 1975 - October 1975

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 300 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 _____
- () 4. Exceeds the maximum allowed by the Fire Department.
- (X) 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. 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 by: *H. Thomas Kelly* Noted and Approved:
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 30, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hoggans
XXXXXXXXXXXXXXXXXXXX
Chairman, Jr.

R. Taylor McLean, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 12 - Zoning Cycle 9
Betty F. Lewison - Petitioner

Dear Mr. McLean:

The Zoning Plans 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 Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located at the northeast corner of Slade and Park Heights Avenue, and is improved with a large, stately residence and garage. This 4.2 acre site is currently zoned D.R. 2, and in order that 27 townhouse dwelling units may be constructed, the petitioner is requesting a Reclassification to D.R. 16.

Adjacent properties to the north are developed as single family dwellings; the property to the south across Slade Avenue is utilized as a synagogue; properties on the southwest corner of Slade and Park Heights Avenues are improved with mid-rise apartment buildings zoned D.R. 16, and a country club and golf course lies directly opposite this site on Park Heights Avenue. A boundary is indicated to be with the drainage and flood plain area associated with the Western Run stream course.

R. Taylor McLean, Esq.
Item 12 - Zoning Cycle 9
April 30, 1975
Page 2

The Reclassification request is accompanied by Variance requests to permit building construction a distance of 25 feet from the zoning line of another D.R. zone in lieu of the required 75 feet.

The site plan should be revised to indicate a typical height to height relationship of proposed buildings, as well as the location of proposed local open space.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 2, 1975, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1975 and October 15, 1975.

Very truly yours,

Franklin T. Hoggans
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director
WILLIAM T. MILLER Deputy Traffic Engineer

April 28, 1975

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

Re: Cycle Zoning 9
Item 12 - ZAC - April, 1975 - October, 1975
Property Owner: Betty F. Lewison
Location: NE/C of Slade Ave. & Park Heights Ave.
Existing Zoning: D.R. 2
Proposed Zoning: Re-class to D.R. 16 & Variance from Sec. 1802.2C to permit a setback of 25' in lieu of the required 75'.
No. of Acres: 4.2
District: 3rd

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 2 to D.R. 16 - 4.2 acres.

This should increase the trip density from 80 to 500 trips per day. This increase is undesirable due to capacity problems in this area.

Very truly yours,
C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRU:lza



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

April 8, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Att: Mr. Franklin Hoggans

Re: Zoning Reclass Cycle #9
April, 1975
Owner: Betty F. Lewison
Location: NE/cor Slade Ave. & Park Heights Ave. (Route 129)
Existing Zoning: D.R. 2
Proposed Zoning: Reclass to DR 16 & Variance from Sec. 1802.2C to permit a setback of 25' in lieu of the required 75'.

Dear Sir:

The proposed commercial entrance from Park Heights Ave. must have a minimum width of 25' and must have 20' radius returns. There must be a minimum of 5' from the property line to the beginning of the radius return.

The proposed roadside curb must be aligned in accordance with existing conditions, 25' from and parallel to the existing centerline of Park Heights Ave.

The 1973 average daily traffic count on this section of the State Highway is ... 15,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
by John E. Meyers

CLJEM:bk

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

April 3, 1975

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

Dear Mr. DiNenna:

Comments on Item # _____, Zoning Re-Classification Cycle #9, are as follows:

Property Owner: Betty F. Lewison
Location: NE/Cor. of Slade Ave. & Park Heights Ave.
Existing Zoning: D.R. 2
Proposed Zoning: Re-class to DR 16 & Variance from Sec. 1802.2C to permit a setback of 25' in lieu of the required 75'.
No. of Acres: 4.2
District: 3rd

Metropolitan water and sewer are available.

Jonas Falls Moratorium: A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on November 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

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

NVB:nc

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



May 1, 1975

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 # 12, Zoning Cycle IX, April, 1975 are as follows:

Property Owner: Betty F. Lewison
Location: NE/cor of Slade Avenue and Park Heights Avenue
Existing Zoning: D.R.2
Proposed Zoning: Re-class to D.R.16 and Variance from Sec. 1802.2C to permit a setback of 25' in lieu of the required 75'.
No. of Acres: 4.2
District: 3rd

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 bearing on this petition.

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 and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 18, 1975

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

Z.A.C. Meeting of: April 1975-October 1975 Cycle #9

Re: Item 12
Property Owner: Betty F. Lewison
Location: NE/C of Slade Avenue & Park Heights Avenue
Present Zoning: D.R. 2
Proposed Zoning: Re-class to D.R. 16 & Variance from Section 1802.2C to permit a setback of 25' in lieu of the required 75'.

District: 3rd
No. Acres: 4.2

Dear Mr. DiNenna:

Difference in student yield too slight to have an effect on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMBLE PARKS, PRESIDENT
EUGENE C. HERR, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. BOTBARRIS
JOSEPH N. MAGOWAN
ALVIN LORECK

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WUERTEL

Baltimore County Fire Department

J. Austin Dotts
Chief



Towson, Maryland 21204

022-7210

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Betty F. Lewison

Location: NE/C of Slade Ave. & Park Heights Ave.

Item No. 12

Zoning Agenda CYCLE #9
April 1975 - October 1975

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. Five hydrants for the referenced property are required and shall be located at intervals of 100 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

() 4. EXCEEDS the maximum allowed by the Fire Department. 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: *W. Nick Petrovich* Noted and

Planning Group
Special Inspection Division

Paul H. Rinecke
Deputy Chief
Fire Prevention Bureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

April 28, 1975

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

Re: Cycle Zoning 9
Item 12 - ZAC - April, 1975 - October, 1975
Property Owner: Betty F. Lewison
Location: NE/C of Slade Ave. & Park Heights Ave.
Existing Zoning: D.R. 2
Proposed Zoning: Re-class to D.R. 16 & Variance from Sec. 1802.2C to permit a setback of 25' in lieu of the required 75'.
No. of Acres: 4.2
District: 3rd

Dear Mr. DiNenna:

The subject petition is requesting a change from D.R. 2 to D.R. 16 - 4.2 acres.
This should increase the trip density from 80 to 500 trips per day. This increase is undesirable due to capacity problems in this area.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRW/lea

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 30, 1975

COUNTY OFFICE BUILDING
121 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
FRANKLIN T. HOGANS
Chairman, Jr.

R. Taylor McLean, Esq.
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 12 - Zoning Cycle 9
Betty F. Lewison - Petitioner

Dear Mr. McLean:

The Zoning Plans 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 plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located at the northeast corner of Slade and Park Heights Avenue, and is improved with a large, stately residence and garage. This 4.2 acre site is currently zoned D.R. 2, and in order that 27 townhouse dwelling units may be constructed, the petitioner is requesting a Reclassification to D.R. 16.

Adjacent properties to the north are developed as single family dwellings; the property to the south across Slade Avenue is utilized as a synagogue; properties on the southwest corner of Slade and Park Heights Avenues are improved with mid-rise apartment buildings zoned D.R. 16, and a country club and golf course lies directly opposite this site on Park Heights Avenue. A portion of this parcel along its easternmost boundary is indicated to be with the drainage and flood plain area associated with the Western Run stream course.

R. Taylor McLean, Esq.
Item 12 - Zoning Cycle 9
April 30, 1975
Page 2

The Reclassification request is accompanied by Variance requests to permit building construction a distance of 25 feet from the zoning line of another D.R. zone in lieu of the required 75 feet.

The site plan should be revised to indicate a typical height to height relationship of proposed buildings, as well as the location of proposed local open space.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, June 2, 1975, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1975 and October 15, 1975.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: MCA
1020 Cromwell Bridge Road
Baltimore, Maryland 21204



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Raymond M. Evans
Administrator

April 8, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attn: Mr. Franklin Hogans

Re: Zoning Reclass Cycle #9
April, 1975
Owner: Betty F. Lewison
Location: NE/cor Slade Ave. & Park Heights Ave. (Route 129)
Existing Zoning: D.R. 2
Proposed Zoning: Reclass to DR 16 & Variance from Sec. 1802.2C to permit a setback of 25' in lieu of the required 75'.

Dear Sir:

The proposed commercial entrance from Park Heights Ave. must have a minimum width of 25' and must have 20' radius returns. There must be a minimum of 5' from the property line to the beginning of the radius return.

The proposed roadside curb must be aligned in accordance with existing conditions, 28' from and parallel to the existing centerline of Park Heights Ave.

The 1973 average daily traffic count on this section of the State Highway is ... 15,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
by John E. Meyers

CLJEN:bb

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

April 3, 1975

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

Dear Mr. DiNenna:

Comments on Item # _____, Zoning Re-Classification Cycle #9, are as follows:

Property Owner: Betty F. Lewison
Location: NE/Cor. of Slade Ave. & Park Heights Ave.

Existing Zoning: D.R. 2
Proposed Zoning: Re-class to DR 16 & Variance from Sec. 1802.2C to permit a setback of 25' in lieu of the required 75'.

No. of Acres: 4.2
District: 3rd

Metropolitan water and sewer are available.

Jones Falls Moratorium: A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on November 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

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

SHVB:ncp



May 1, 1975

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 # 12, Zoning Cycle IX, April, 1975 are as follows:

Property Owner: Betty F. Lewison
Location: NE/C of Slade Avenue and Park Heights Avenue
Existing Zoning: D.R.2
Proposed Zoning: Re-class to D.R.16 and Variance from Sec. 1802.2C to permit a setback of 25' in lieu of the required 75'.
No. of Acres: 4.2
District: 3rd

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 bearing on this petition.

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 and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3251

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
832-7318

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Betty F. Lewison

Location: NE/C of Slade Ave. & Park Heights Ave.

Item No. 12 Zoning Agenda CYCLE #9
April 1975 - October 1975

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 300 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

- () 4. EXCEEDS the maximum allowed by the Fire Department.
() 5. 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: *John Kelly* Noted and Approved;
Planning Group
Special Inspection/Division

Paul H. Rische
Deputy Chief
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 18, 1975

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

Z.A.C. Meeting of: April 1975-October 1975 Cycle #9

Re: Item 12
Property Owner: Betty F. Lewison
Location: NE/C of Slade Avenue & Park Heights Avenue
Present Zoning: D.R. 2
Proposed Zoning: Re-class to D.R. 16 & Variance from Section 1802.2C to permit a setback of 25' in lieu of the required 75'.

District: 3rd
No. Acres: 4.2

Dear Mr. Dinenna:

Difference in student yield too slight to have an effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMBLE PARKER, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNY

MARCUS H. BOTSARIS
JOSEPH N. MCDONALD
ALVIN LORECK
JOSHUA R. WHEELER, Superintendent

T. HARVEY WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WUCKTELL

Baltimore County, Maryland
Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

0-34 Key Sheet
28 NW 18 & 19 Pos. Shts.
NW 7 E Tope
78 Tax Map

Office of Engineering
ELLENWORTH N. DIVER, P.E., CHIEF

May 12, 1975

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

Re: Item #12 - Cycle #9 (April - October 1975)
Property Owner: Betty F. Lewison
N/E cor. of Slade Ave. & Park Heights Ave.
Existing Zoning: D.R. 2
Proposed Zoning: Re-class to D.R. 16 & Variance from Sec. 1802.2C to permit a setback of 25' in lieu of the required 75'.
No. of Acres: 4.2 District: 3rd

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.

Highways

Park Heights Avenue (Md. 129) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Slade Avenue, a County road was recently improved as a 44-foot closed section roadway on a 60-foot right-of-way, in this vicinity; no further highway improvements are proposed. However, highway right-of-way widening consisting of a filllet area for eight feet at the intersection will be required in connection with any grading or building permit application.

The construction or reconstruction of sidewalks, curb and gutter, entrance, arsons, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be designed in accordance with Baltimore County Design Standards.

Sediment Control and Storm Water Management Comments:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

76-49-LA#12
OFFICE OF
THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 August 27, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Reclassification- Property of
Betty F. Lewison
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one week before the 17th day of Sept. 1975 that is to say, the same
was inserted in the issues of Aug. 27, 1975.

STROMBERG PUBLICATIONS, Inc.

By: *Eleanor P. Simsek*

Item #12 - Cycle #9 (April - October 1975)
Property Owner: Betty F. Lewison
Page 2
May 12, 1975

Sediment Control and Storm Water Management Comments: (Cont'd)

Drainage studies, storm water management drawings 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.

All proposed subdivisions are subject to the requirements of the Storm Water Management Program. It shall be the responsibility of the Petitioner's engineer to obtain and familiarize himself with the requirements and design criteria available from this office. The preliminary plan must indicate the required Storm Water Management features before tentative approval can be granted.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Open stream drainage for the Western Run traversing this site requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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.

Water:

There are existing 20-inch and 12-inch public water mains in Slade Avenue and Park Heights Avenue, respectively.

Sanitary Sewer:

There is a 12-inch and an 18-inch public sanitary sewer in the southwest portion of the Slade - Park Heights Avenue intersection; also parallel 12-inch and 15-inch sanitary interceptor sewers traverse this property along the Western Run.

This property is tributary to the Western Run - Jones Falls Sanitary Sewerage System subject to State Health Department imposed moratorium restrictions.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:PMR:ess

cc: D. Grise, J. Somers, J. Meyers (SEA)

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 23, 1975

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 week before the 17th day of September, 1975, the first publication appearing on the 23rd day of August, 1975.

THE JEFFERSONIAN
Edmund A. Smith
Manager

Cost of Advertisement, \$.....

76-49-RA

District 3rd Date of Posting AUGUST 30, 1975
 Posted for A PETITION FOR RECLASSIFICATION & PETITION FOR VARIANCE
 Petitioner BETTY F. LEWIS
 Location of property NE COR. OF SHADE & PARK HEIGHTS AVES.
 Location of Signs A NE COR. OF SHADE & PARK HGT. AVES.
A N/S SHADE AVE. 200' +/- E OF PARK HGT. AVE.
 Remarks _____
 Posted by William A. Maloney Date of return SEPT. 5, 1975
 Signature _____

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: F. P. H.

Revised Plans:
Change in outline or description _____ Yes
_____ No

Previous case: _____ Map # _____

Your Petition has been received and accepted for
filing this 14 day of April 1970


S. Eric DiNenna,
Zoning Commissioner

Petitioner Betty J. Larson
 Petitioner's Attorney R. Taylor Nelson Reviewed by Franklin T. Hobans, Jr.
 cc: ME 1999 Cornwell Bridge Road Chairman,
Baltimore, ME. 21204 Zoning Plans
 Advisory Committee

Your Petition has been received • this 27th day of 1983. Filing Fee \$ 50. Received ✓ Check

Redden & Km
Petitioner Larison Submitted by McLean
Petitioner's Attorney Sane Reviewed by PSH

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

DATE April 21, 1975 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Messrs. Noyston, Mueller, Thomas & McLean
102 W. Penna. Ave.
Towson, Md. 21204

Petition for Reclassification for Betty F. Levi

Sept. 17, 1975 01-662

DATE _____ ACCOUNT _____

RECEIVED _____

FROM: Messrs. Rayston, Maller & Wilson, 102 W. Penn.
Ave., Tempe, Ar. 85284

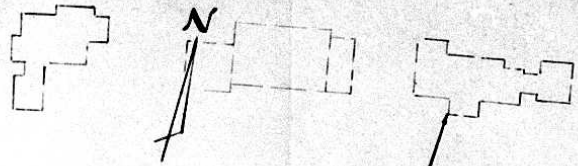
FOR: Advertising and printing of property for Betty F.
Lewison 976 4-24

2458550

VALIDATION OR SIGNATURE OF CARRIER

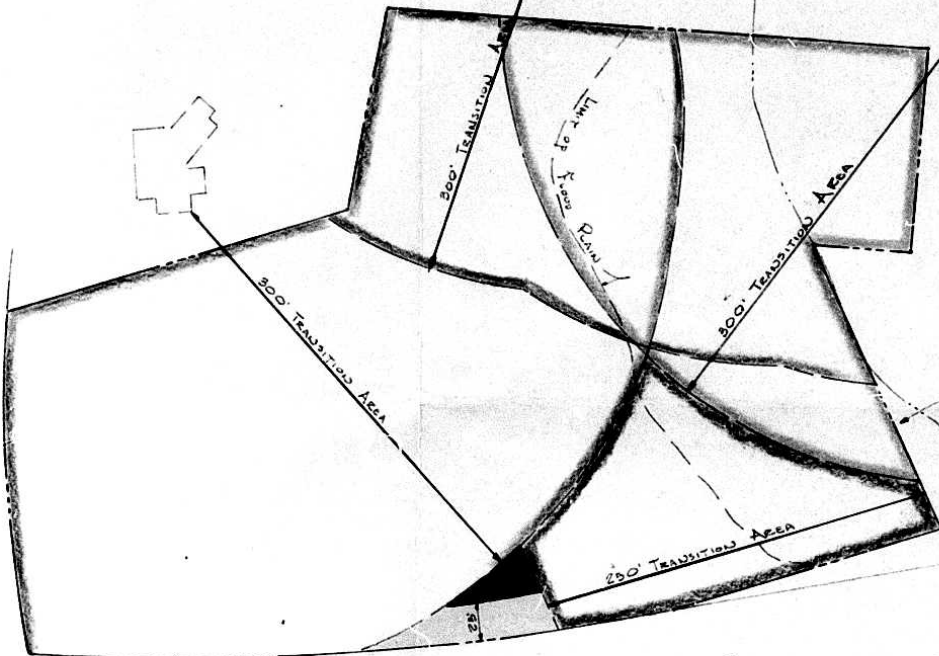






PETITIONER'S EXHIBIT #3

PARK HEIGHTS AVENUE



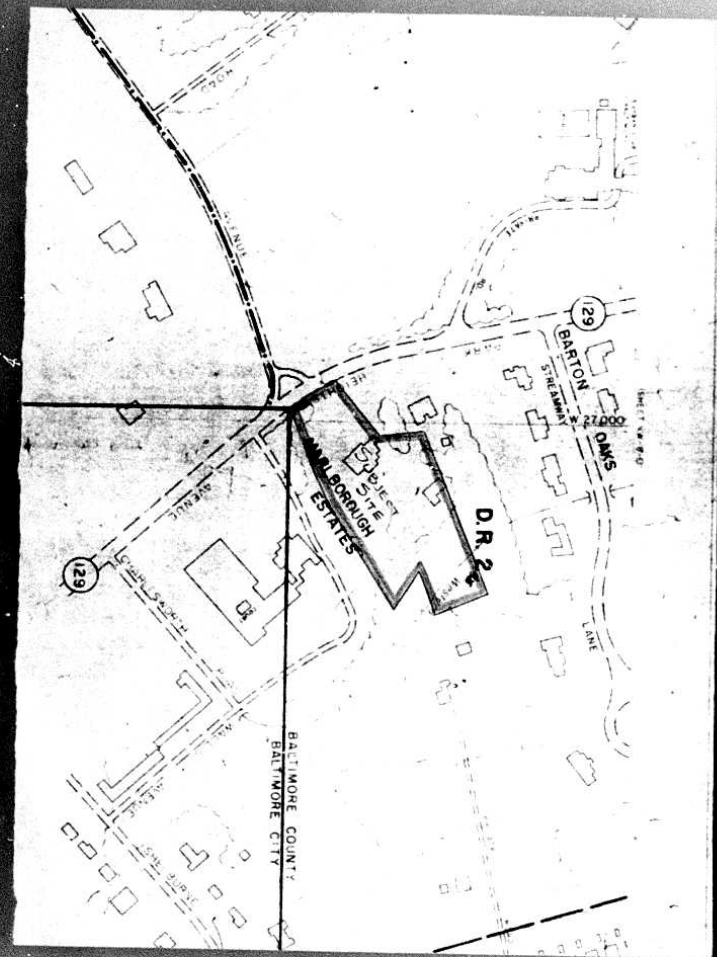
SLADE AVENUE

PLAT SHOWING
RESIDENTIAL TRANSITION AREAS
AT
7501 PARK HEIGHTS AVE
ELECTION DISTRICT NO. 8 BALTIMORE CO., MD.
SCALE: 1"=50' MARCH 20, 1975

J.C. 75030

MCA

MCA ENGINEERING CORP.
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MD. 21204



EXISTING ZONING TR-2
RESIDENTIAL USE

VACANT GROUND

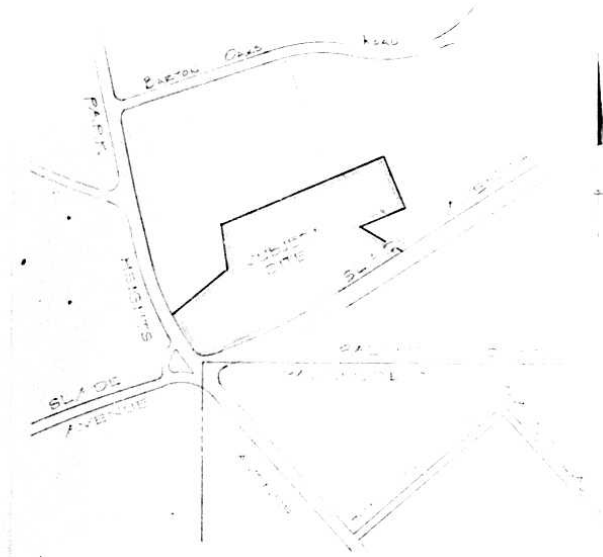
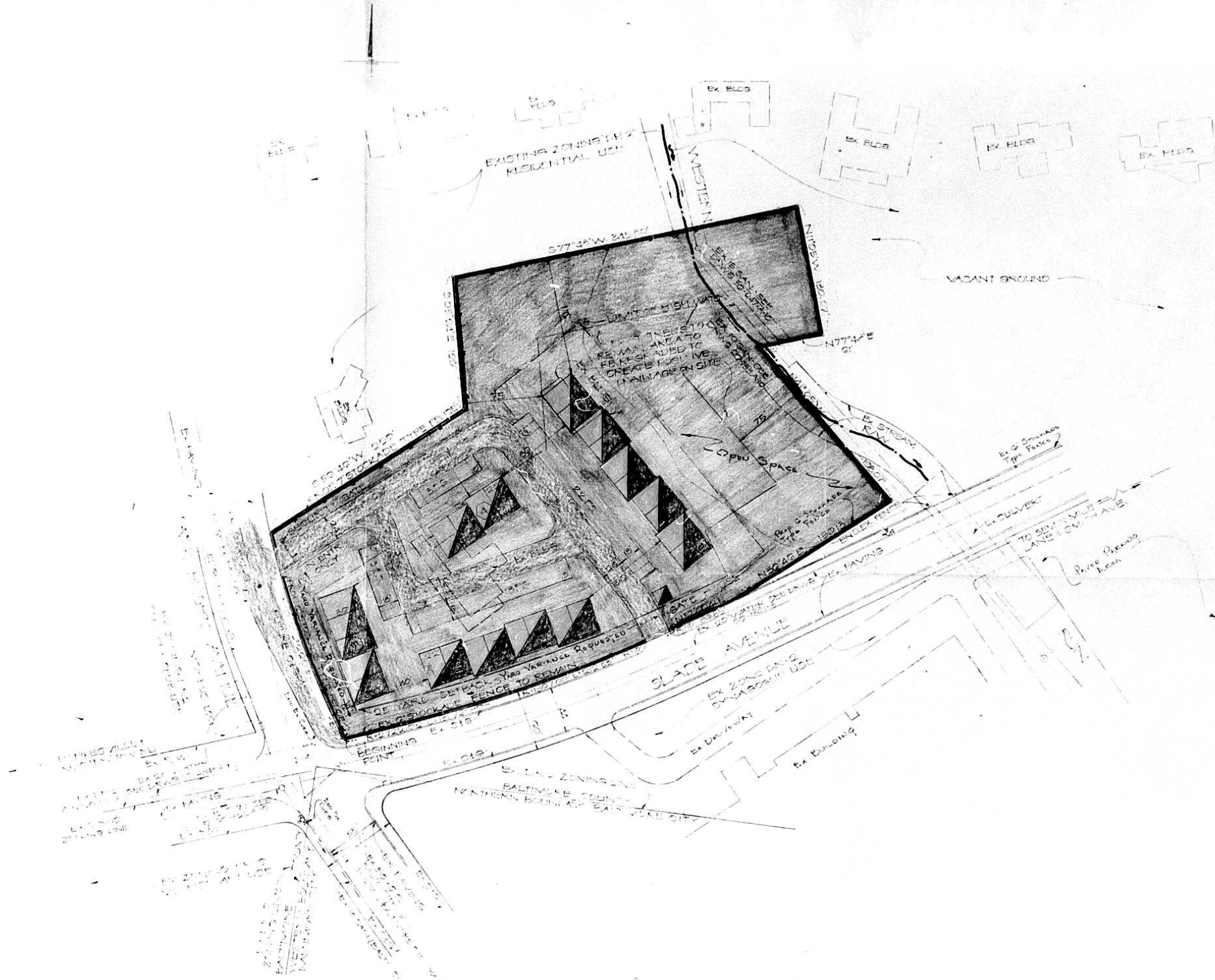
VICINITY MAP
SCALE 1" = 100'

GENERAL NOTES

1. AREA OF PROPERTY EQUATED TO LOT 10
2. EXISTING ZONING OF PROPERTY TR-2
3. EXISTING USE OF PROPERTY RESIDENTIAL
4. PROPOSED ZONING OF PROPERTY TR-2
5. PROPOSED USE OF PROPERTY RESIDENTIAL
6. PROPERTY CALCULATION
7. A. AREA OF TRACT 10.00 AC.
8. GROSS AREA 10.00 AC.
9. NUMBER OF DWELLING UNITS ALLOWED PER LOT (7.5 PER ACRE)
10. TOTAL GRADED AREA 10.00 AC.
11. TOTAL GRADED AREA 10.00 AC.
12. TOTAL OPEN SPACE
13. A. REQUIRED 1.5% (SHADED AREA)
14. B. PROPOSED 1.5% (SHADED AREA)
15. PETITIONER IS REQUESTING A VARIANCE TO DEVIATE FROM THE ZONING REGULATIONS TO PERMIT A VARIANCE OF 10% INSTEAD OF THE REQUIRED 7% ALONG PARKWAY AVENUE & GLADE AVENUE. S.D. 10.00 AC. TRACT 10.00 AC.
16. EXISTING BUILDINGS ON LOT 10.00 AC.

PLAN TO ACCOMPLISH THE ABOVE
RECLAMATION OF LOT 10.00 AC. TRACT 10.00 AC.

7501 PARKWAY AVENUE
ELECTRONIC DESIGN
SCALE 1" = 100'



GENERAL NOTES

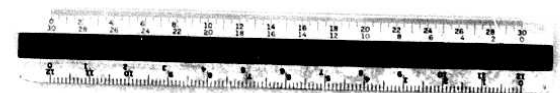
1. AREA OF PROPERTY EQUALS 40,000 SQ. FT.
2. EXISTING ZONING OF PROPERTY IS R-1.
3. EXISTING USE OF PROPERTY IS RESIDENTIAL.
4. PROPOSED ZONING OF PROPERTY IS R-1.
5. PROPOSED USE OF PROPERTY IS RESIDENTIAL.
6. DENSITY CALCULATION:
 - A. AREA OF TRACT: 40,000 SQ. FT.
 - B. GROSS AREA: 40,000 SQ. FT.
 - C. NUMBER OF DENSITY UNITS ALLOWED: 100.
 - D. NUMBER OF DWELLING UNITS PER ACRE: 100.
7. OFF-STREET PARKING DATA:
 - A. TOTAL SPACES REQUIRED: 100.
 - B. TOTAL SPACES PROVIDED: 100.
 - C. LOCAL OPEN SPACE: 100.
 - D. REQUIRED: 100.
 - E. PROVIDED: 100.
8. VARIANCE: 100' VARIANCE.
9. VARIANCE: 100' VARIANCE.
10. VARIANCE: 100' VARIANCE.

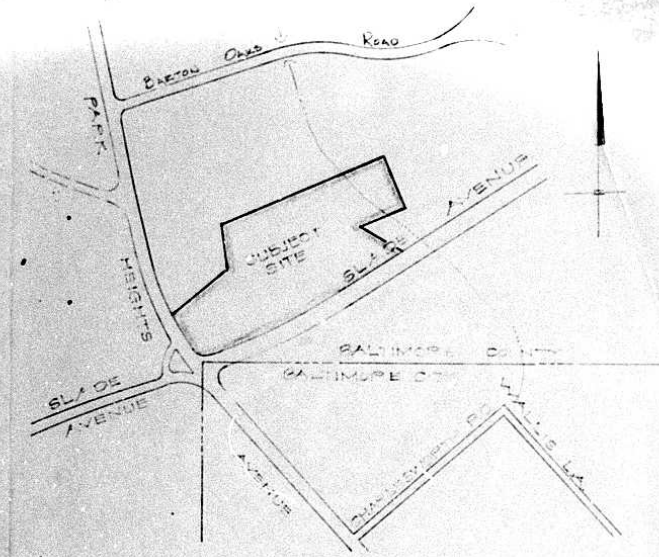
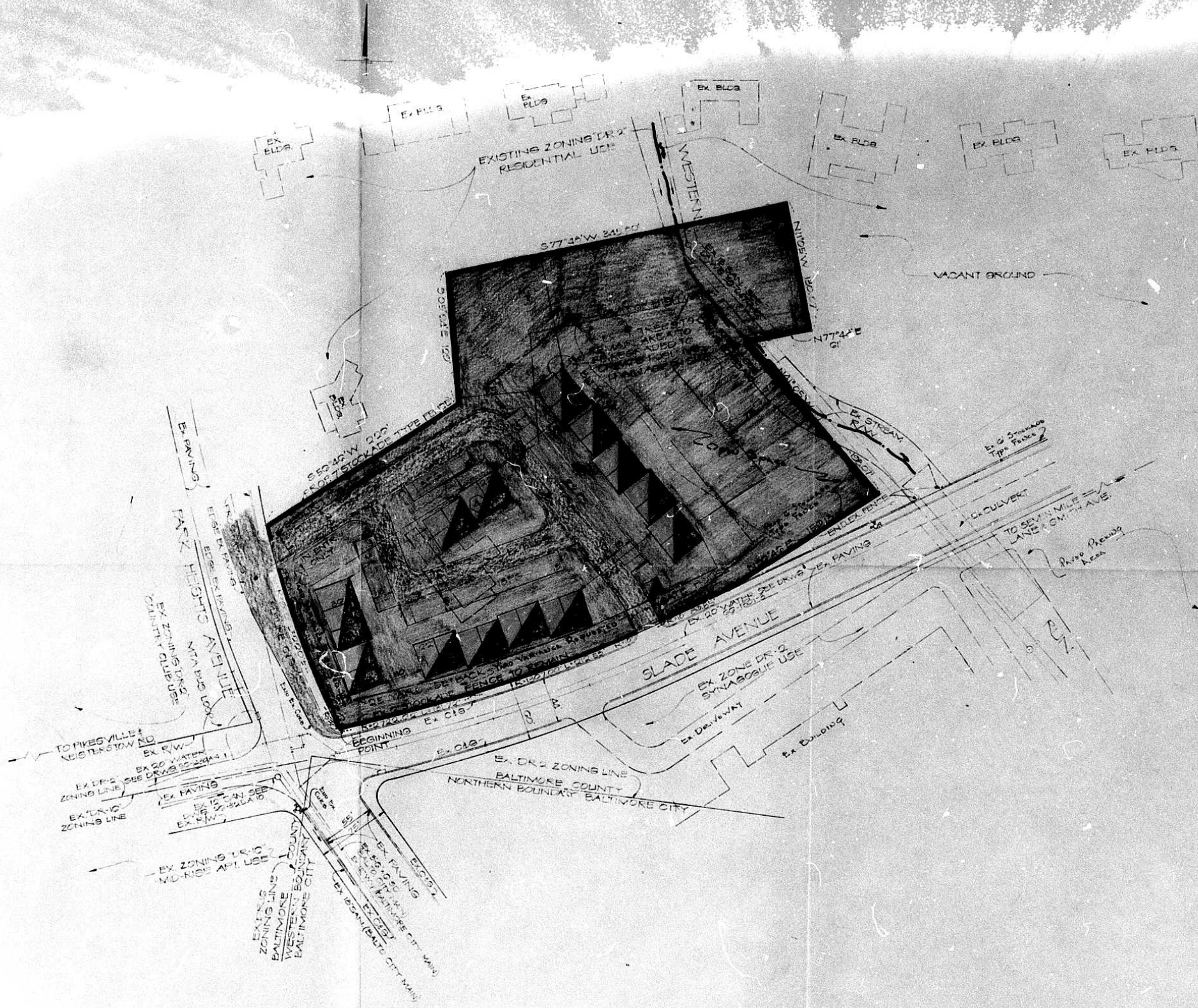
PLAT TO ACCOMPANY ZONING MAP
 RECLAMATION OF LAND FOR RESIDENTIAL USE
 7501 EAST WILSON AVE. BALTIMORE, MD.
 ELECTRONICALLY SIGNED
 SCALES: 1" = 100'

REVISED MAY 28, 1978

PETITIONER'S EXHIBIT 1

MCAHOD



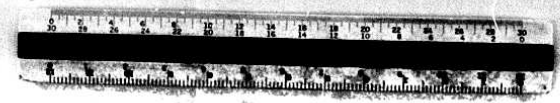


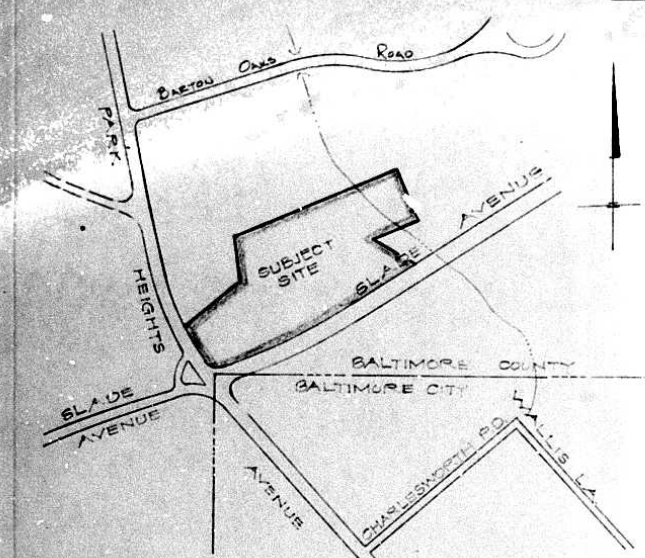
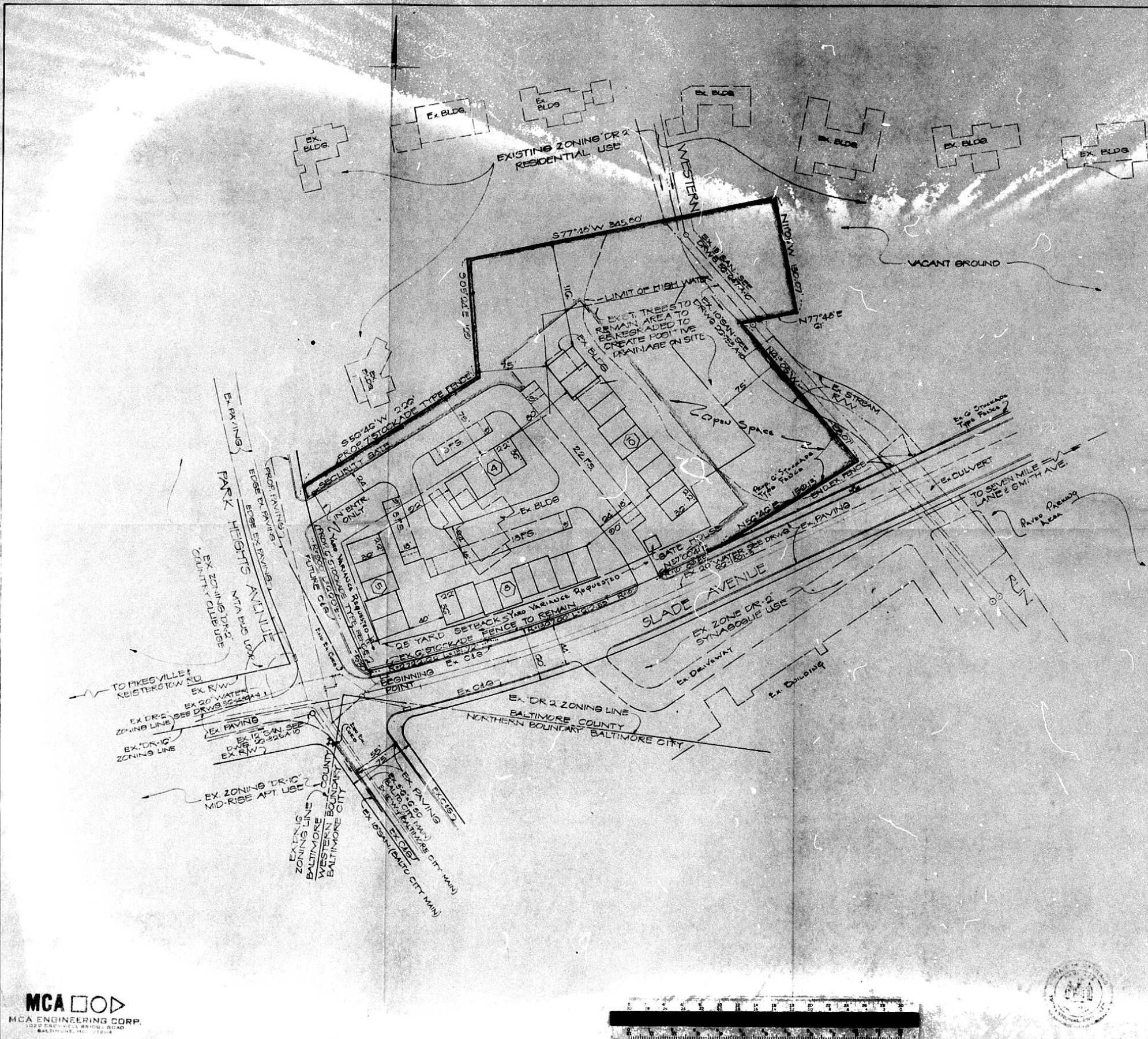
VICINITY MAP
SCALE 1"=200'

GENERAL NOTES

1. AREA OF PROPERTY EQUALS 4.0 ACRES.
2. EXISTING ZONING OF PROPERTY DR-2
3. EXISTING USE OF PROPERTY RESIDENTIAL
4. PROPOSED ZONING OF PROPERTY DR-2 WITH YARD VARIANCE
5. PROPOSED USE OF PROPERTY RESIDENTIAL TOWNHOUSES (2 STY)
6. DENSITY CALCULATIONS
 - A. AREA OF TRACT 4.0 ACRES
 - B. GROSS AREA (264,000) 14,000 SQ. FT.
 - C. NUMBER OF DENSITY UNITS ALLOWED 74.0
 - D. NUMBER OF DWELLING UNITS PROPOSED 27 (20-1 FLOOR, 7-2 FLOOR)
7. OFF-STREET PARKING DATA
 - A. TOTAL SPACES REQUIRED 42 (27+15)
 - B. TOTAL SPACES PROVIDED 60 (24+36)
 - C. BALANCE OPEN SPACE
 - A. REQUIRED 10.0 ACRES (SEE SPEC.)
 - B. PROVIDED 1.50 ACRES (SHADED AREA)
8. PETITIONER IS REQUESTING A VARIANCE TO SECTION 1602.02 OF THE ZONING REGULATIONS TO PERMIT A YARD SETBACK OF 25' INSTEAD OF THE REQUIRED 75' ALONG PARK HEIGHTS AVENUE & SLADE AVENUE. (SAD R/W'S ARE PRESENTLY ZONED DR-2).
9. EXISTING BUILDINGS ON SITE TO BE REMOVED.

PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF EXISTING WITH YARD VARIANCE
AT
7501 PARK HEIGHTS AVENUE
ELECTION DISTRICT NO. 3
BALTIMORE COUNTY
MARCH 10, 1975
Revised: May 26, 1975





VICINITY MAP
SCALE 1"=200'

GENERAL NOTES

1. AREA OF PROPERTY EQUALS 4.2 ACRES.
2. EXISTING ZONING OF PROPERTY DR-2.
3. EXISTING USE OF PROPERTY RESIDENTIAL.
4. PROPOSED ZONING OF PROPERTY DR-16 WITH YARD VARIANCE.
5. PROPOSED USE OF PROPERTY RESIDENTIAL TOWNHOUSES (2 ST).
6. DENSITY CALCULATIONS
 - A. AREA OF TRACT 4.2 AC.
 - B. GROSS AREA (1/2 EX. FDS) 14.03 AC.
 - C. NUMBER OF DENSITY UNITS ALLOWED 74.2
 - D. NUMBER OF DWELLING UNITS PROPOSED 27
 - (20.2 BR @ 1.0 @ 20)
 - (7.5 BR @ 1.5 @ 10.5)
7. OFF-STREET PARKING DATA
 - A. TOTAL SPACES REQUIRED 42 (27 @ 1.5)
 - B. TOTAL SPACES PROVIDED 50 (24)
8. LOCAL OPEN SPACE
 - A. REQUIRED 0.03 (5% OF AC)
 - B. PROPOSED 1.5% ACROSS (SHADED AREA)
9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 1502.2 OF THE ZONING REGULATIONS TO PERMIT A YARD SETBACK OF 25' INSTEAD OF THE REQUIRED 75' ALONG PARK HEIGHTS AVENUE & SLADE AVENUE. (SAID N/W'S ARE PRESENTLY ZONED DR-2).
10. EXISTING BUILDINGS ON SITE TO BE REMOVED.

REVISED PLANS

NOV 29 75 AM

Page 1 of 9

John A. 12

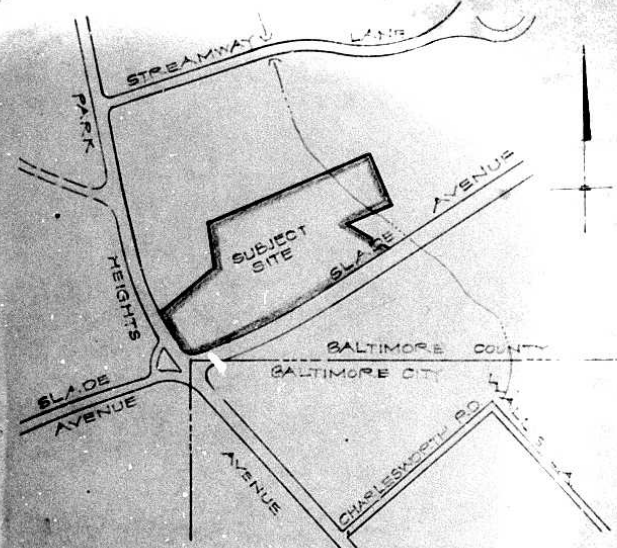
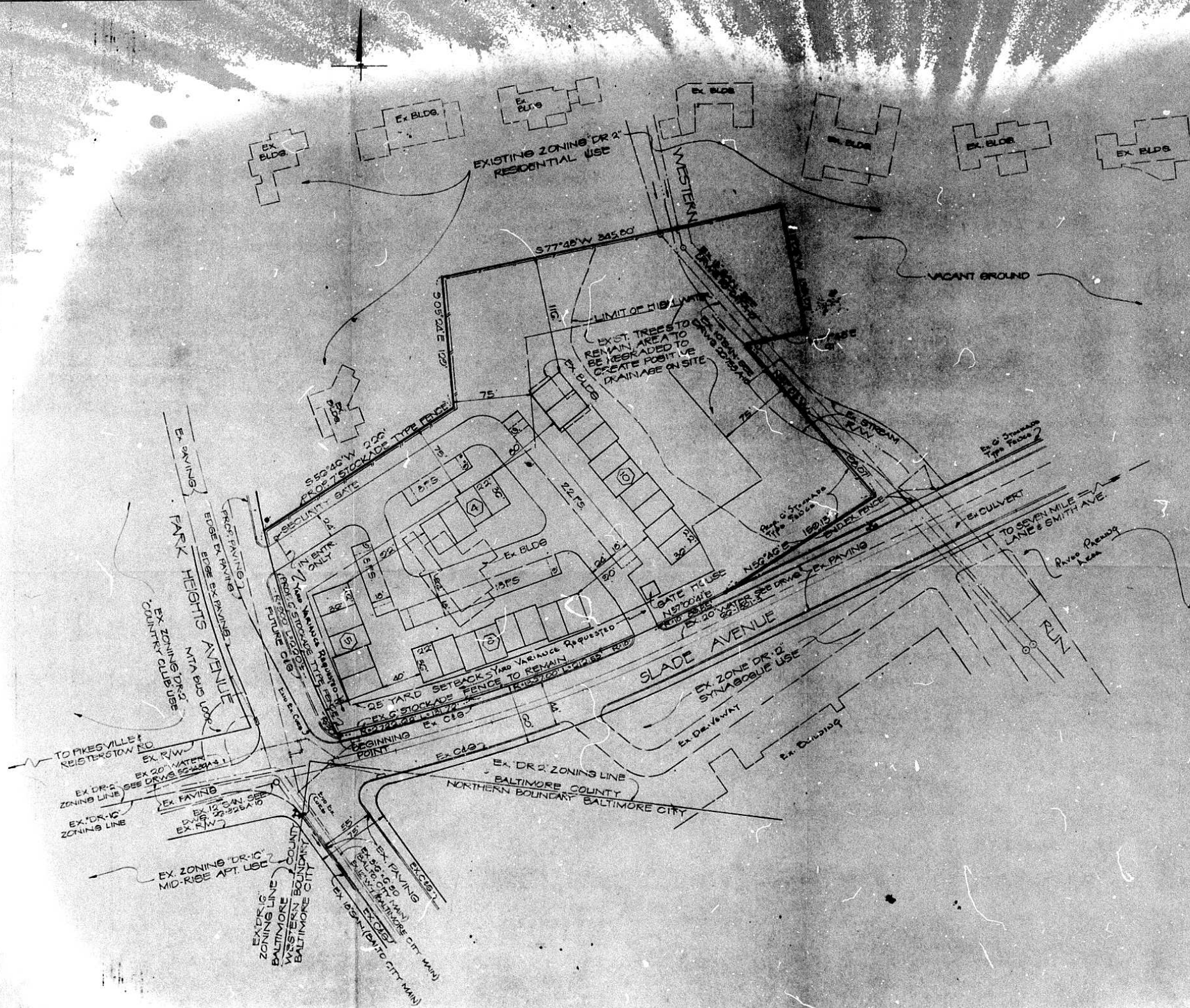
Lawson

ZONING DEPARTMENT

PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY WITH YARD VARIANCE
AT
7501 PARK HEIGHTS AVENUE
ELECTION DISTRICT NO. 3
SCALE: 1"=50'

BALTIMORE COUNTY, MD.
MAY 10 1975
Revised: May 28, 1975





VICINITY MAP
SCALE 1"=200'

GENERAL NOTES

1. AREA OF PROPERTY EQUALS 4.0 ACRES.
2. EXISTING ZONING OF PROPERTY DR-2
3. EXISTING USE OF PROPERTY RESIDENTIAL
4. PROPOSED ZONING OF PROPERTY DR-1G WITH YARD VARIANCE
5. PROPOSED USE OF PROPERTY RESIDENTIAL TOWNHOUSES
6. DENSITY CALCULATIONS
 - A. AREA OF TRACT 4.0 AC.
 - B. GROSS AREA (1/2 EX. PDS) 4.0 AC.
 - C. NUMBER OF DENSITY UNITS ALLOWED 74.0
 - D. NUMBER OF DWELLING UNITS PROPOSED 27
 - (20-2 EX. @ 1.0 = 20)
 - (7-5 EX. @ 1.5 = 10.5)
7. OFF-STREET PARKING DATA
 - A. TOTAL SPACES REQUIRED 42 (27 x 1.5)
 - B. TOTAL SPACES PROPOSED 50 (24)
8. LOCAL OPEN SPACE
 - A. REQUIRED 0.05 (1% OF AC)
 - B. PROPOSED 1.50 AC.
9. PETITIONER IS REQUESTING A VARIANCE TO SECTION 1602.22 OF THE ZONING REGULATIONS TO PERMIT A YARD SETBACK OF 25' INSTEAD OF THE REQUIRED 75' ALONG PARK HEIGHTS AVENUE & SLADE AVENUE. (SAID R/W'S ARE PRESENTLY ZONED DR-2).
10. EXISTING BUILDINGS ON SITE TO BE REMOVED.

PLAT TO ACCOMPANY PETITION FOR
RECLASSIFICATION OF PROPERTY WITH YARD VARIANCE
AT
7501 PARK HEIGHTS AVENUE
ELECTION DISTRICT NO. 3
SCALE 1"=50'
BALTIMORE COUNTY
MARCH 10, 1975



old Plat



Scale: 1"=200'

10-19

4

10-19 SE

APR 20 1976



Scale: 1"=200'

10-19

